



**234 Wellingborough Road, Rushden, Northampton, NN10 9XR**  
**£190,000 Freehold**

Jackson Grundy are delighted to bring to the market this two bedroom mid terrace home that is being offered to the market with no onward chain. The accommodation comprises entrance hall, lounge/dining room, inner hall, kitchen and utility room. To the first floor are two double bedrooms and a family bathroom. The rear has an enclosed garden leading to the garage/rear driveway. Please call today to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: A

**No Chain | Garage To The Rear | Lounge/Dining Room | Two Double Bedrooms | Utility Room  
| Full Of Potential**

**modern marketing · traditional values**

### ENTRANCE HALL

Timber framed entrance door with obscure glass.  
Door to lounge/dining room.

### LOUNGE/DINING ROOM 7.26m x 4.72m (23'10 x 15'6)

uPVC double glazed bay window to front elevation.  
uPVC double glazed window to rear elevation.  
Coving. Gas fireplace with tiled surround.

### INNER HALLWAY

Staircase rising to first floor landing with cupboard under stairs. Boiler.

### KITCHEN 2.72m x 2.44m (8'11 x 8'0)

Timber framed window to side elevation. Wall and base units with roll top work surfaces. Stainless steel sink and drainer. Space for white goods. Tiling to splash back areas.

### UTILITY ROOM 1.52m x 2.69m (5'0 x 8'10)

Dual aspect double glazed windows. Timber framed door to rear elevation. Base units. Roll top work surfaces. Radiator.

### FIRST FLOOR LANDING

Frosted timber window to side elevation. Radiator.  
Access to loft space.

### BEDROOM ONE 3.20m x 4.72m (10'6 x 15'6)

uPVC double glazed bay window to front elevation.  
Radiator.

### BEDROOM TWO 3.05m x 3.96m (10'0 x 13'0)

uPVC double glazed window to rear elevation.  
Radiator.

### SHOWER ROOM

Frosted uPVC double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and double shower cubicle with electric shower and glass double doors. Airing cupboard housing lagged tank.

### OUTSIDE

#### FRONT GARDEN

Side access gate to front with brick built privacy wall. Path to front door.

#### GARAGE

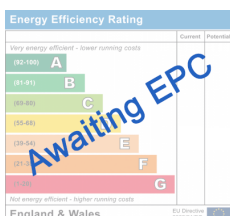
Up and over door. Door to garden. Power and light.

#### REAR GARDEN

Concrete patio area. Path to rear with lawn with side. Shrub borders. Garage to rear. Water tap. Shed.

#### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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## LOCAL AREA INFORMATION

Northampton is a large market town 67 miles northwest of London. The UK's 3rd largest town without official city status, it used to be the centre of the shoemaking industry and whilst Church's and Tricker's survive, the majority of factories have since been converted into accommodation or offices. The Town Centre has a variety of pubs, bars, restaurants, shops and businesses predominantly located on The Drapery, Abington Street, Gold Street, Market Square or in the Grosvenor Centre. There are also two theatres (Royal & Derngate) and a cinema/leisure complex. Just east of the town centre is the district of Cliftonville, predominantly focused on medical practitioners and the site of the general hospital as well as the privately run St Andrews and Three Shires. In the opposite direction in an area known locally as Castle Hill, the mainline Train Station operates services to both London Euston and Birmingham New Street. For road travel, Northampton has the A45 and A43 ring roads right on its doorstep plus access to three junctions of the M1 (15, 15a & 16).

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