



38 Sartoris Road | Rushden | NN10 9TL



Matthew
Nicholas



Offers In The Region Of £185,000

A well presented three double bedroom bay fronted terraced property with enclosed garden and affording easy access to the town centre. Offering a gas fired radiator heating system, PVCu double glazing and fitted kitchen and bathroom, the property would make an ideal first purchase or rental investment. Decorated and floored in neutral shades, the accommodation briefly comprises an entrance hall, sitting room, dining room, kitchen and bathroom. To the first floor are three well proportioned bedrooms. A well priced entry level property on a popular road. No onward chain.

- Mature bay fronted terraced house
- PVCu double glazing
- Fitted kitchen and bathroom
- Gas fired radiator heating system
- Neutral decor and flooring
- Ideal first purchase or rental property

PVCu entrance door leading from the front into the

Hall

Radiator, laminate flooring, staircase to first floor. Door to the

Dining Room

9'6" x 10'6" (2.90m x 3.21m)

Window to rear, radiator, thermostat, laminate flooring. Door to the kitchen, archway to the

Sitting Room

9'3" x 12'1" (2.84m x 3.69m)

Bay window to front, radiator decorative 'hole in the wall' style former fireplace, built in cupboards to two corners, laminate flooring.

Kitchen

7'6" x 13'10" (2.31m x 4.24m)

Fitted with a range of base and eye level units with worksurfaces above. Inset one and a half bowl sink with mixer tap, electric hob and single oven beneath. Plumbing and space for dishwasher and washing machine, tiled splash areas, wall mounted central heating boiler, understairs pantry/store. two windows and door to the side, further door to the

Bathroom

Fitted with a three piece suite comprising a low level WC, wash hand basin and bath with mixer based shower above and screen to the side. Tiling to all walls, radiator, tiled floor, windows to rear and side.

Landing

Window to side, loft access hatch, doors to all bedrooms.

Bedroom One

13'3" x 10'0" (4.06m x 3.07m)

Two windows to front, radiator.

Bedroom Two

6'10" x 10'3" (2.09m x 3.13m)

Window to rear, radiator, laminate flooring. Access to boarded roofspace area with power/light connected.

Bedroom Three

7'11" x 11'1" (2.42m x 3.39m)

Window to rear, radiator.

Bathroom

Garden

Patio area to the rear of the property with the remainder having been cleared ready for cultivation. Enclosed by fencing.

Material Information

Electricity Supply: Mains

Gas Supply: Mains

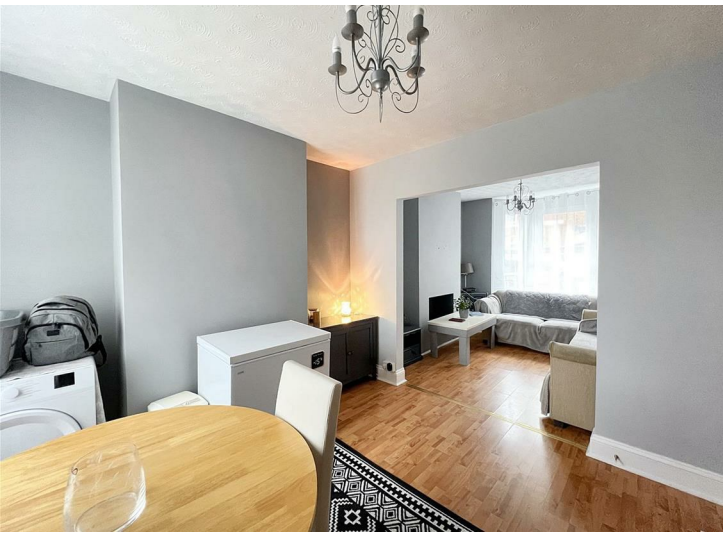
Water Supply: Mains (Metered or Rateable)

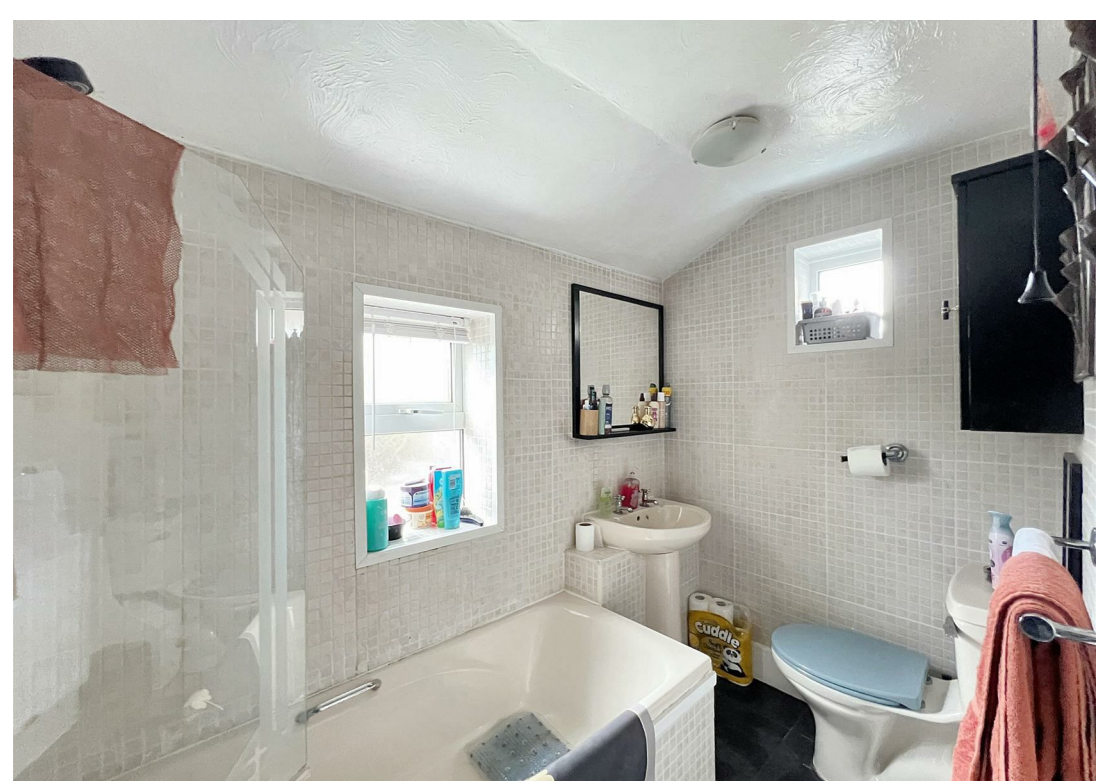
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





Further Information



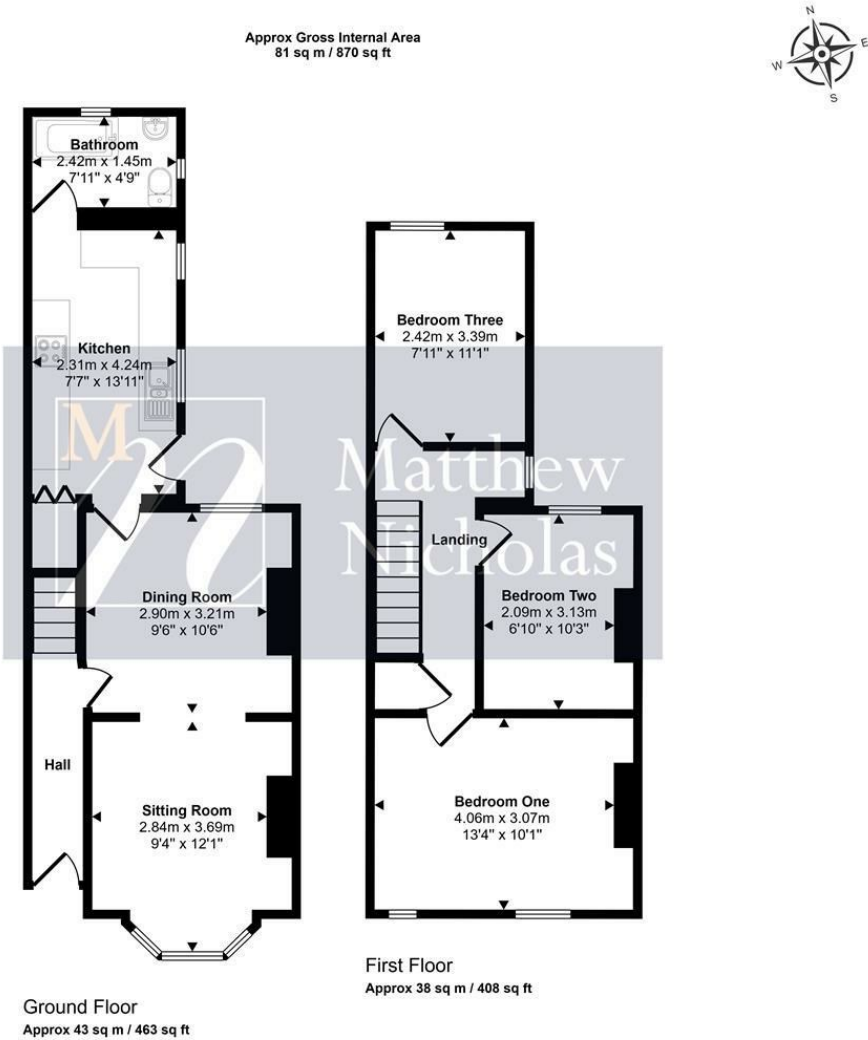
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

27-29 Newton Road, Wollaston
Northamptonshire
NN29 7QN

T 01933 663311
E enquiries@matthewnicholas.co.uk
W www.matthewnicholas.co.uk



Matthew
Nicholas