

Higham Road  
Rushden  
NN10 6DD

£260,000

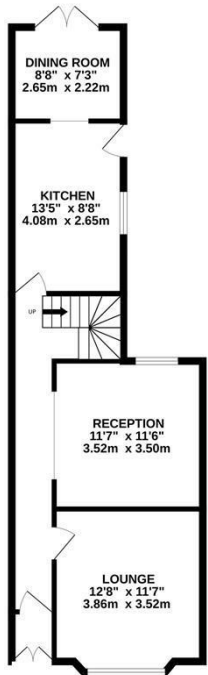


OSCAR JAMES

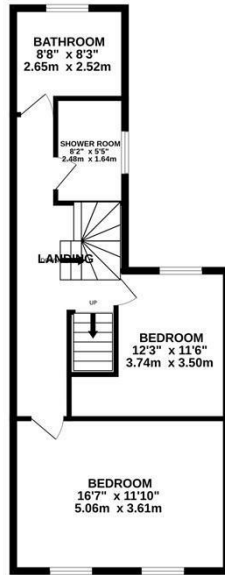
...expect excellence

# FLOOR PLANS

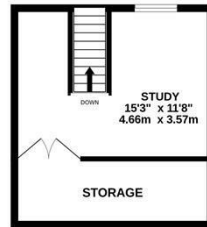
GROUND FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



2ND FLOOR  
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 1399 sq.ft. (130.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Three Reception Areas



Kitchen



Two bedrooms & Loft/Study Room



Bathroom & Shower Room



Front & Generous Rear Garden



On Street Parking



## WHAT'S GREAT?

Nestled on the picturesque Higham Road in Rushden, this charming two-bedroom end of terraced period property is a true gem waiting to be discovered. Boasting a wealth of warmth and character, this house offers not just a place to live, but a place to call home.

As you step inside, you'll be greeted by two reception rooms that exude charm and elegance. The period features and multi-fuel burner in the living room create a cosy atmosphere, perfect for relaxing evenings in. The property also features a dining/sun room to the rear, providing a lovely space to entertain guests or simply enjoy a cup of tea while overlooking the large mature rear garden.

With two bedrooms, and the addition of a loft room, there is plenty of space

for a growing family or for those in need of a home office. The property also boasts two washrooms, one with a shower room and a three-piece suite, and a second bathroom also with a three-piece suite, ensuring convenience and comfort for all residents.

Whether you're looking to curl up by the fire on a chilly evening or host a summer barbecue in the spacious garden, this property offers the best of both worlds. Don't miss out on the opportunity to make this house your own and create lasting memories in this wonderful home.

...expect excellence



# SELLER'S SECRET

I have always felt this property is deceptively large and much bigger than the front would suggest. I love the period features and have tried to maintain the character but accommodate modern styles of living.



*Why we like it....*

Conveniently located for Shops, buses and supermarkets this property is a little Gem with a cosy feel that welcomes any viewer into its arms.

## OSCAR JAMES

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[www.oscar-james.com](http://www.oscar-james.com)

*To buy or not to buy....*

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