



# The Hedges, Rushden

£225,000

3 1 2



The ground floor accommodation in brief comprises; entrance hall, living room, large kitchen/dining room, utility room and cloakroom/ W.C. On the first floor, there are three bedrooms, and a good-quality re-fitted bathroom. The property also benefits from having both front and rear gardens, with the rear being fully fence-enclosed and private.

**Living Room 14'1" max. x 12'2" (4.30m max. x 3.71m)**

**Kitchen 12'0" x 8'2" (3.65m x 2.50m)**

**Dining Room 12'0" x 10'4" (3.65m x 3.16m)**

**Rear Workshop 8'0" x 8'8" (2.45m x 2.63m)**

**Bedroom One 12'9" max. x 10'8" (3.89m max. x 3.25m)**

**Bedroom Two 9'11" max. x 10'8" (3.03m max. x 3.25m)**

**Bedroom Three 10'2" max. x 7'11" (3.10m max. x 2.42m)**

**Front Garden** Hedge-enclosed front garden with gated access through the front and a pathway, further gated access to the rear garden.

**Rear Garden** A lovely large and well-tended rear garden with a large patio area, two lawns, flower and shrub borders, fully fence enclosed and private.

**IMPORTANT:** Natasha Bryony The Estate Agent for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony The Estate Agent has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/ bank statement. Thank you for your cooperation.





- Approximately 1,081 sq. ft
- **\*\*CHAIN FREE\*\***
- Kitchen/dining room
- Re-fitted bathroom
- Excellent living accommodation
- Well-tended front and rear gardens

