

Trafford Road  
Rushden  
NN10 0JF

Offers in the region of £220,000



OSCAR JAMES

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# FLOOR PLANS



**TOTAL FLOOR AREA: 1515 sq ft. (140.7 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.  
Made with Metropix (2020)



## AT A GLANCE...



Spacious living



Fitted kitchen & separate utility area



Three double bedrooms & Large loft room



Downstairs bathroom & upstairs W.C



Good size garden



Single garage



## WHAT'S GREAT?

A spacious three double bedroom home situated in the popular town of Rushden, offering impressive accommodation throughout and excellent potential. While the home would benefit from some cosmetic updating, it presents an ideal opportunity for buyers looking to put their own stamp on a generously sized property.

The property benefits from a fantastic additional loft room, creating a highly versatile space that could be used as a home office, playroom, hobby room, or occasional guest area.

To the ground floor, there is a well-proportioned lounge leading through to the kitchen, which in turn opens into a spacious conservatory overlooking the garden. Also on this level is a downstairs bathroom, a useful utility area and internal access to the garage.

The first floor offers three large double bedrooms along with a separate WC. The master bedroom further benefits from ample built-in wardrobe space. Stairs then continue to the loft room, which is carpeted and features a Velux window, making it a bright and substantial additional living space.

Externally, the rear garden feels private and offers a blank canvas for landscaping to personal taste. It currently includes a pond, patio area, lawn, and access into the garage.

Offered to the market with no onward chain and a motivated vendor, this property must be viewed to fully appreciate the space, flexibility and potential on offer.

...expect excellence





# SELLER'S SECRET

We have loved how much space this home offers, particularly the large loft room which has been incredibly versatile for our needs. The layout works well for both family life and home working, and the garden feels private while offering plenty of potential to be landscaped.



## Why we like it....

A spacious three double bedroom home with the benefit of a large and versatile loft room, offering flexible accommodation throughout. Loads of potential here if you wish to add your own stamp!

# OSCAR JAMES

1b Wharf Road | Higham Ferrers | NN10 8BQ

01933 656964

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

To buy or not to buy....

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