

for sale

offers over **£225,000**



Irchester Road Rushden NN10 9XQ

*** Ideal First Time or Investment buy in our valuers opinion! With two reception rooms, three bedrooms + dressing room/study, ground floor cloakroom and first floor bathroom as well as enclosed rear garden and off street parking, this property has a lot to offer! ***

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Entrance Hall

Double glazed door to front elevation.

Cloakroom

Double glazed window to front elevation. Low level WC.

Kitchen

Double glazed window to front elevation. Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel sink drainer and tiling to water sensitive areas. Electric oven and gas hob with cooker hood over and space for washing machine.

Lounge Diner

17' 1" Max x 15' 11" Max (5.21m Max x 4.85m Max)

Double glazed French doors and window to rear elevation.

Conservatory

Double glazed French doors and windows to rear elevation.



Bedroom One

11' 4" Max x 8' 5" Max (3.45m Max x 2.57m Max)

Double glazed window to front elevation and radiator.

Bedroom Two

10' 11" Max x 7' 3" Max (3.33m Max x 2.21m Max)

Double glazed window to front elevation and radiator.

Bedroom Three

10' 3" Max x 8' 1" Max (3.12m Max x 2.46m Max)

Double glazed window to rear elevation and radiator.

Dressing Room/study

10' 3" Max x 7' 7" Max (3.12m Max x 2.31m Max)

Double glazed window to rear elevation and radiator.

Bathroom

Bath with shower over, low level WC and wash hand basin with tiling to water sensitive areas.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: RDN405052 - 0005

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/RDN405052



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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