



**Connells**

Hall Avenue  
Rushden



### Property Description

\*\*\* One for the gardeners among us! This three-bedroom detached bungalow with off street parking has the most beautiful gardens which have been lovingly maintained by the current owners. In addition, the property benefits from lounge diner, kitchen, walk in pantry and bathroom. \*\*\*

### Entrance Hall

Double glazed door to front elevation. Radiator.

### Lounge Diner

21' 2" x 14' 1" (6.45m x 4.29m)

Double glazed patio door. Gas fire and radiator.

### Kitchen

12' 6" x 11' 10" (3.81m x 3.61m)

Double glazed door and window to side elevation. Fitted kitchen with a range of wall and base units and 1.5 bowl sink drainer. Space for cooker. Boiler.

### Utility Room

Double glazed window to side elevation.



## Bedroom One

13' 11" x 11' 6" (4.24m x 3.51m)

Double glazed window to front elevation, fitted wardrobes and radiator.

## Bedroom Two

11' 10" x 10' (3.61m x 3.05m)

Double glazed window to front elevation and radiator.

## Bedroom Three

11' 11" x 8' 4" (3.63m x 2.54m)

Double glazed window to rear elevation and radiator.

## Bathroom

Double glazed window to side elevation. Bath with handheld shower attachment, low level wc and wash hand basin with heated towel radiator. Loft hatch.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: D**

Tenure: Freehold

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