

for sale

£260,000



## Regency Court Rushden NN10 6EY

\*\*\* This four bedroom home is being offered to the market with no upper chain and benefits from ground floor cloakroom, first floor bathroom and en-suite to bedroom one as well as a single garage and off street parking! Call CONNELLS to arrange your viewing!! \*\*\*

# Regency Court Rushden NN10 6EY

## Entrance Hall

Double glazed door to front elevation, double glazed window to side elevation and radiator.

## Cloakroom

Double glazed window to front elevation, low level WC, wash hand basin with tiling to water sensitive area and radiator.

## Lounge

15' 8" Max x 11' 10" (4.78m Max x 3.61m)

Double glazed window to front elevation and two radiators.

## Kitchen

14' 11" x 8' 3" (4.55m x 2.51m)

Double glazed patio doors leading on to rear garden and double glazed window to rear elevation. Fitted kitchen with a range of wall and base units with work surfaces over. Stainless steel sink/drainer with tiling to water sensitive areas. Electric oven and gas hob with cooker hood over. Wall mounted boiler. Plumbing for washing machine and dishwasher. Radiator.



## First Floor Landing

Loft access.

## Bedroom One

16' 4" x 11' 6" (4.98m x 3.51m)

Two double glazed windows to rear elevation and radiator.

## En-Suite

Shower, low level WC and vanity wash hand basin with tiling to water sensitive areas and radiator.

## Bedroom Two

13' 3" x 8' 6" (4.04m x 2.59m)

Double glazed window to front elevation and radiator.

## Bedroom Three

10' 8" x 8' 6" (3.25m x 2.59m)

Double glazed window to rear elevation and radiator.

## Bedroom Four

10' 2" Max x 6' 2" (3.10m Max x 1.88m)

Double glazed window to front elevation, storage cupboard and radiator.

## Bathroom

Double glazed window to rear elevation. Bath with shower over. Low level WC & wash hand basin with tiling to water sensitive areas. Extractor fan. Radiator.





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)

To view this property please contact Connells on

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66 High Street  
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Property Ref: RDN405263 - 0003

**Tenure:** Freehold

**EPC Rating:** C

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