# Connells

## 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 ensuite 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

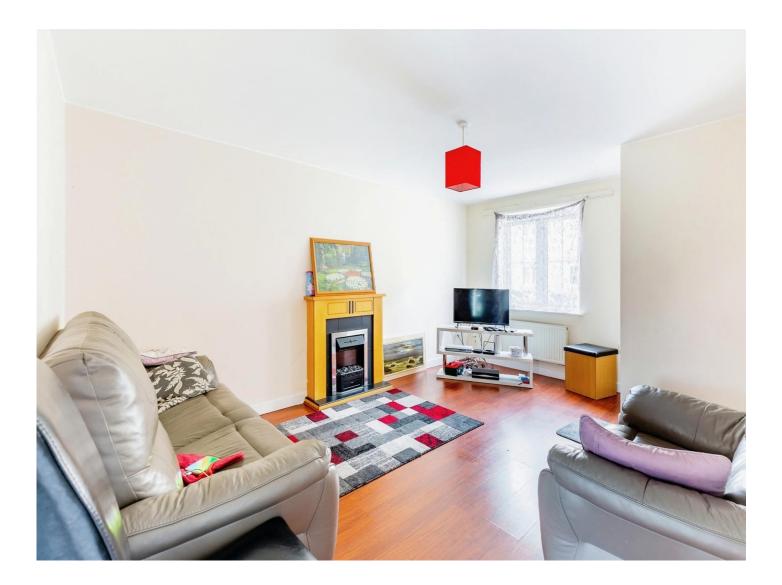
15' 8" Max x 11' 10" (4.78m Max x 3.61m)

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

To view this property please contact Connells on

#### T 01933 312 363 E rushden@connells.co.uk

66 High Street RUSHDEN NN10 0PJ

Property Ref: RDN405263 - 0003

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/RDN405263





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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk