

for sale

£265,000



Epsom Close Rushden NN10 0YQ

*** This three bedroom semi-detached home is situated on the ever popular 'South side' of Rushden and benefits from front and rear gardens, modern, refitted kitchen & conservatory addition as well as ground floor cloakroom & first floor bathroom, garage & off street parking! ***

Epsom Close Rushden NN10 0YQ

To The Front

Front garden is mainly laid to lawn with path to front door. To the side the driveway provides off street parking and access to a single garage.

Entrance Hall

Double glazed door to front elevation and double glazed window to side elevation. Radiator.

Cloakroom

Double glazed window to front elevation. Low level wc and vanity wash hand basin with tiling to water sensitive areas. Radiator.

Lounge

15' 8" Max x 14' 6" (4.78m Max x 4.42m)

Double glazed window to front elevation. Under stairs storage, electric fire and two radiators.

Kitchen

14' 6" x 8' 4" (4.42m x 2.54m)

Double glazed door and window to rear elevation. Fitted with a range of wall and base units with work surfaces over and stainless steel sink drainer. Electric oven and gas hob.

Conservatory

13' 1" x 11' 7" (3.99m x 3.53m)

Double glazed French doors to rear elevation and double glazed windows to rear and side elevations with fitted blinds to all.



First Floor Landing

Double glazed window to side elevation and loft access - vendor advising that loft is fully boarded with pull down ladder.

Bedroom One

13' 5" x 8' 5" (4.09m x 2.57m)

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

Bedroom Two

10' 7" x 8' (3.23m x 2.44m)

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

Bedroom Three

10' 1" Max x 5' 9" (3.07m Max x 1.75m)

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

Bathroom

Double glazed window to rear elevation. Bath, low level wc and vanity wash hand basin with tiling to water sensitive areas and radiator.

Rear Garden

Mainly laid to lawn with patio area and timber fence surround.





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: RDN405351 - 0003

Tenure: Freehold

EPC Rating: D

view this property online connells.co.uk/Property/RDN405351



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