

for sale

£185,000



## Harborough Road Rushden NN10 0LW

\*\*\* This two double bedroom end terrace property would make an ideal first time or investment buy in our valuers opinion. Benefiting from lounge diner with patio doors leading on to the enclosed rear garden, modern kitchen, first floor shower room & driveway providing off street parking! \*\*\*



# Harborough Road Rushden NN10 0LW

## Entrance Hall

Double glazed door to front elevation.

## Kitchen

10' 2" x 5' 9" ( 3.10m x 1.75m )

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

## Lounge

12' x 11' 11" Min ( 3.66m x 3.63m Min )

Double glazed patio doors to rear elevation leading onto garden and radiator.



## First Floor Landing

Stairs rising from entrance hall, doors to both bedrooms and shower room.

## Bedroom One

11' 11" x 9' 6" Max ( 3.63m x 2.90m Max )

Double glazed window to rear elevation, electric heater and radiator.

## Bedroom Two

8' 6" Min x 7' 5" ( 2.59m Min x 2.26m )

Double glazed window to front elevation and storage cupboard.

## Shower Room

Double glazed window to side elevation, Shower cubicle, low level wc and vanity wash hand basin.







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

**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

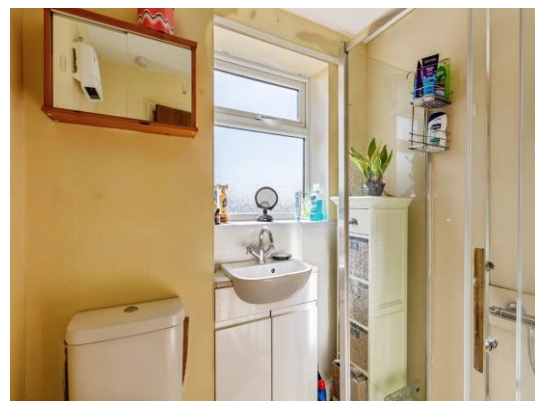
66 High Street  
 RUSHDEN NN10 0PJ

Property Ref: RDN405640 - 0002

**Tenure:** Freehold

**EPC Rating:** Awaited

**view this property online** [connells.co.uk/Property/RDN405640](http://connells.co.uk/Property/RDN405640)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)