



Connells

Higham Road
Rushden



Property Description

*** This property has HUGE potential in our valuers opinion. With accommodation across four floors to include, two basement rooms, three reception rooms, two bedrooms plus loft room as well as shower room and separate 4 piece bathroom. The property also benefits from garden, garage & driveway! ***

Basement

Basement Room One

12' 9" x 11' 5" (3.89m x 3.48m)

Radiator.

Basement Room Two

11' 5" x 11' 3" (3.48m x 3.43m)

Double glazed window to front elevation and radiator.

Ground Floor

Entrance Hall

Door to front elevation.

Lounge

13' 8" Max x 11' 11" (4.17m Max x 3.63m)

Double glazed French doors leading onto conservatory. Open fireplace.

Dining Room

12' 5" Max x 11' 10" (3.78m Max x 3.61m)

Double glazed window to front elevation and radiator.

Conservatory

9' 1" x 6' 10" (2.77m x 2.08m)

Double glazed French doors and windows to rear elevation.

Kitchen

18' 5" x 7' 2" (5.61m x 2.18m)

Three double glazed windows to side elevation. Fitted with a range of wall and base units with work surfaces over, stainless steel sink drainer and tiling to water sensitive areas. Radiator.

Shower Room

Shower, low level wc and wash hand basin with tiling to water sensitive areas.

First Floor Landing

Double glazed window to rear elevation and storage cupboard.

Bedroom One

11' 11" x 10' 4" Max (3.63m x 3.15m Max)

Double glazed window to front elevation and radiator.

Bedroom Two

8' 10" x 5' 10" (2.69m x 1.78m)

Double glazed window to front elevation and radiator.

Bathroom

11' 11" x 11' 2" Max (3.63m x 3.40m Max)

Double glazed windows to rear and side elevations. Bath with mixer tap, separate shower cubicle, low level wc and wash hand basin with tiling to water sensitive areas. Ladder style radiator and additional radiator.

Second Floor

Loft Room

14' 7" Max x 14' 6" Max (4.45m Max x 4.42m Max)

Double glazed window to rear elevation plus velux style window, eaves and loft storage, two radiators.









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

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

66 High Street
 RUSHDEN NN10 0PJ

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Tenure: Freehold

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