



Blackfriars, RUSHDEN NN10 9PF

welcome to

Blackfriars, RUSHDEN

This Two bedroom Semi Detached home offers a driveway providing off road parking. The property comprises; entrance hall, lounge, kitchen/diner, Two bedrooms and the family bathroom. Externally the rear garden is laid with lawn has two patios providing a seating area, gated access and garage.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Lounge

14' 2" x 13' 3" max into recess (4.32m x 4.04m max into recess)

Double glazed bay window to the front aspect, under stairs storage, radiator, telephone and television point.

Kitchen / Diner

14' 4" x 10' 1" (4.37m x 3.07m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, cooker point with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, radiator, central heating boiler and double glazed patio doors to the rear aspect.

First Floor Landing

Stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

14' 3" x 10' 3" (4.34m x 3.12m)

Double glazed window to the front aspect and radiator.

Bedroom Two

13' 10" x 7' 2" (4.22m x 2.18m)

Double glazed window to the rear aspect, fitted wardrobes and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, bath with shower over, full tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Lawn area, two patios providing seating areas, wall light, water tap, brick bbq, side access and door to the garage.

Garage

Accessed via barn style doors, power and lighting connected.



view this property online williamhbrown.co.uk/Property/RSD109599

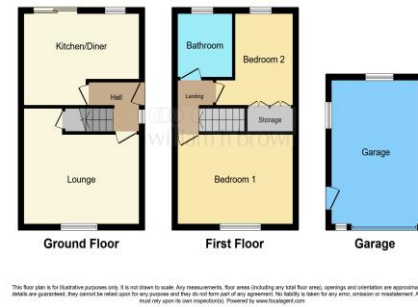


welcome to Blackfriars, RUSHDEN

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- GARAGE
- KITCHEN/DINER
- POPULAR LOCATION

Tenure: Freehold EPC Rating: C

offers over
£230,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109599



Property Ref:
RSD109599 - 0007

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 410717



rushden@williamhbrown.co.uk



52 High Street, RUSHDEN, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk