

**Griffith Street, Rushden NN10 0RL** 

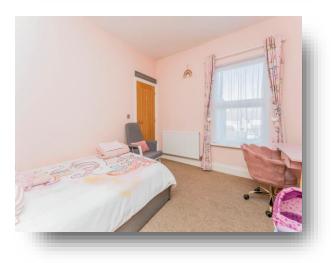


# welcome to

# **Griffith Street, Rushden**

This Three bedroom Mid-Terrace home situated in a very desirable area of Rushden comprises; entrance hall, cloakroom, lounge, dining room, kitchen, utility room, Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn has mature planting and gated access.













#### **Entrance Hall**

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

#### Lounge

12' 4" x 11' 6" ( 3.76m x 3.51m ) Double glazed bay window to the front aspect, fireplace with log burner and radiator.

#### **Dining Room**

11' 11" x 11' 8" ( 3.63m x 3.56m ) Double glazed French doors to the rear aspect and radiator.

#### Kitchen

15' 2" x 9' 2" ( 4.62m x 2.79m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, integrated dishwasher, space for fridge/freezer, double glazed window to the side aspect, vertical radiator and walk in larder.

#### **Utility Room**

9' 3" x 5' 9" ( 2.82m x 1.75m )

Double glazed window to the rear aspect, base units with work surfaces over, a stainless steel sink and drainer, splash backs, plumbing for washing machine, central heating boiler, loft access, radiator, door to the cloakroom and double glazed door to the side aspect.

#### Cloakroom

Double glazed obscure window to the rear aspect, WC, wash hand basin, tiling and radiator.

#### **First Floor Landing**

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

Loft space is boarded has two sky lights and power connected.

#### **Bedroom One**

16' 5" x 12' 5" (  $5.00m\ x$  3.78m ) Double glazed window to the front aspect, original feature fire place and radiator.

#### **Bedroom Two**

12' x 10' 7" (  $3.66m \times 3.23m$  ) Double glazed window to the rear aspect, original feature fire place and radiator.

#### **Bedroom Three**

9' 3" x 7' 9" (  $2.82m \ x \ 2.36m$  ) Double glazed window to the front aspect and radiator.

#### Bathroom

Double glazed window to the side aspect, WC, wash hand basin, p-bath with shower over, extractor fan, shaver point, aqua boarded, spot lights and heated towel rail.

#### Externally

#### Front

Lawn area, side access, gravel path, outside tap, fruit trees, planted borders and rear access to off road parking at the rear.

#### Rear Garden

Lawn area, side access, gravel path, outside tap, fruit trees, planted borders and rear access to off road parking at the rear.

#### Garage

The garage is at the rear of the property. Accessed via up and over door, power and lighting connected with own fuse box and door leading to the garden.





## welcome to

# **Griffith Street, Rushden**

- MID TERRACE HOME
- THREE BEDROOMS
- MODERN THROUGHOUT
- TWO RECEPTION ROOMS
- GARAGE TO THE REAR

Tenure: Freehold EPC Rating: Awaited

# £330,000





## view this property online williamhbrown.co.uk/Property/RSD109495



Property Ref:

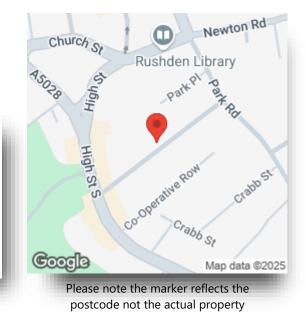
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would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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