









welcome to

Rose Avenue, Rushden

This Two bedroom Semi Detached bungalow situated in a desirable area of Rushden comprises; entrance hall, shower room, lounge, dining room, kitchen, two bedrooms and conservatory. Externally the rear garden is laid with lawn has a patio providing a seating area and gated access.













Entrance Hall

Entered via double glazed door to the side aspect, access to loft space, radiator and doors to all rooms.

Lounge

12' max x 13' 6" (3.66m max x 4.11m)

Double glazed bay window to the front aspect, fireplace with electric fire, two radiators and television point.

Dining Room

10' 6" x 11' 4" (3.20m x 3.45m)

Double glazed window to the side aspect, radiator, door to conservatory and door to the kitchen.

Kitchen

10' 9" x 10' 1" (3.28m x 3.07m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, electric oven and gas hob with cooker hood over, space for fridge/freezer, breakfast bar, double glazed windows to the side and rear aspect, radiator, central heating boiler and double glazed door to the garden.

Conservatory

8' 9" x 9' 6" (2.67m x 2.90m)

UPVC construction, double glazed windows to the rear and side aspects, radiator and double glazed door to the rear aspect.

Bedroom One

9' 6" x 11' (2.90m x 3.35m)

Double glazed window to the conservatory, fitted wardrobes and radiator.

Bedroom Two

10' x 9' (3.05m x 2.74m)

Double glazed window to the front aspect and radiator.

Shower Room

Double glazed obscure window to the side aspect, WC, wash hand basin with vanity unit, shower cubicle, extractor fan, full tiling and radiator.

Externally

Front

Block paved driveway providing off road parking, lawn area, low boundary wall with gate across driveway,

Rear Garden

Lawn area, patio providing a seating area, gated side access to driveway and door to the garage.

Garage





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- BUNGALOW
- SEMI DETACHED
- TWO BEDROOMS
- OFF ROAD PARKING
- GARAGE

Tenure: Freehold EPC Rating: D

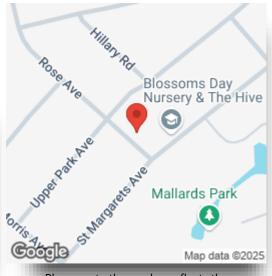
Council Tax Band: B

£250,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RSD109404 - 0004 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.

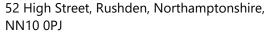
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