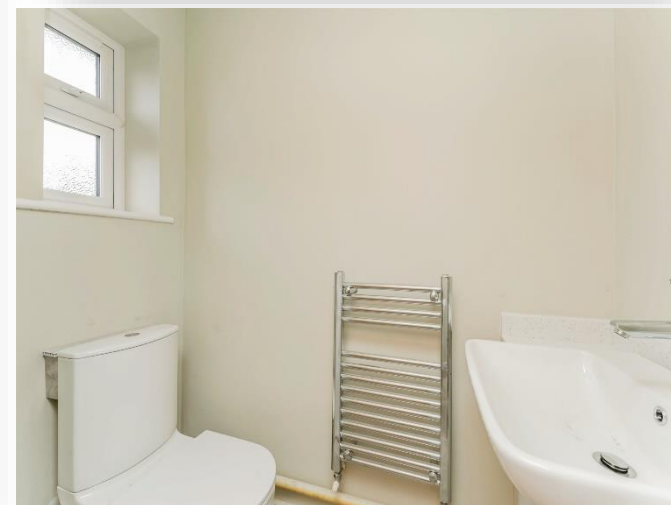
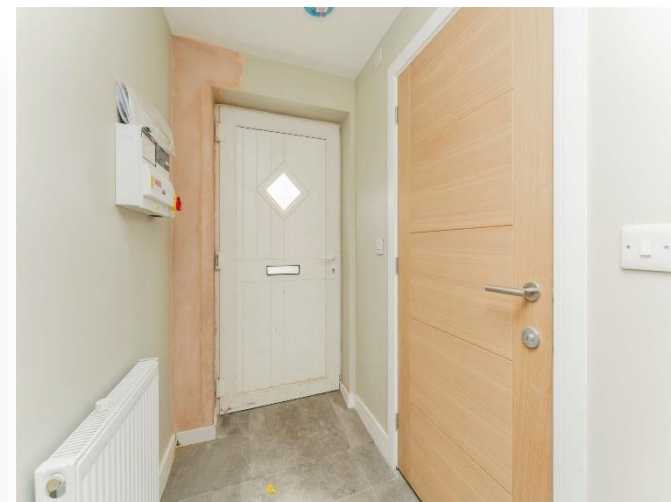




Fairmead Crescent, RUSHDEN NN10 9NB

welcome to

Fairmead Crescent, RUSHDEN

This Two bedroom End-Terrace home with driveway providing off road parking. Ground floor; entrance hall, cloakroom, lounge/kitchen/diner. First floor are the Two bedrooms, study and family bathroom. Externally the rear garden is laid with lawn and has a patio.



Entrance Hall

Entered via double glazed door to the front aspect, radiator and doors to all rooms.

Cloakroom

Double glazed obscure window to the front aspect, WC, wash hand basin, tiling and heated towel rail.

Open Plan

Lounge / Kitchen / Diner

23' 7" x 15' 6" (7.19m x 4.72m)

Lounge area:

Double glazed window to the front aspect, double glazed French doors to the rear aspect, stairs rising to the first floor landing, tiled flooring and three radiators.

Kitchen area:

Fitted kitchen comprising a range of matching wall and base units with grey quartz work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, breakfast bar, electric oven and induction hob with cooker hood over, plumbing for washing machine and dishwasher, space for fridge/freezer and central heating boiler.

First Floor Landing

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

Bedroom One

12' 6" x 7' 10" (3.81m x 2.39m)

Double glazed window to the front aspect and radiator.

Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m)

Double glazed window to the rear aspect and radiator.

Study

7' 4" x 7' 3" (2.24m x 2.21m)

Double glazed window to the front aspect and radiator.

Bathroom

WC, wash hand basin, p shape bath with shower over, extractor fan, aqua board and heated towel rail.

Externally

Front

Driveway providing off road parking for two cars and ev charger.

Rear Garden

Laid with lawn, patio providing a seating area, outside water tap and gated access to driveway.

Agents Note:

The vendor has confirmed to us they will pay upto 2% stamp duty liability on the property.
Solar Panel is owned and Solar energy saving system.



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welcome to

Fairmead Crescent, RUSHDEN

- NO UPPER CHAIN
- UPTO 2% STAMP DUTY PAID
- TWO BEDROOMS
- UPSTAIRS STUDY
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: A
Council Tax Band: B

offers over
£225,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109797



Property Ref:
RSD109797 - 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.

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