









welcome to

Aspen Close, Rushden

A charming two-bedroom cluster home in Rushden, offered with no upper chain. Featuring open-plan living, lounge/diner, two bedrooms, and a well-appointed kitchen. Located close to local amenities, this property is perfect for first-time buyers.













Lounge/Diner

9' 11" x 15' 6" (3.02m x 4.72m)

Double aspect double glazed window to front, electric radiator, door to front access, stairs to first floor landing.

Kitchen

5' 9" x 12' 6" (1.75m x 3.81m)

Double glazed window to side, range of wall and base units with sink and drainer, space for electric cooker, extractor fan, under stairs cupboard.

First Floor Landing

Stairs to lounge/diner, electric radiator, over stair airing cupboard.

Bedroom One

11' 6" x 8' 4" (3.51m x 2.54m) Double glazed window to front, electric radiator.

Bedroom Two

8' 1" \times 6' 9" (2.46m \times 2.06m) Double glazed window to front, electric radiator.

Bathroom

Comprising wash hand basin, WC, power shower over bath, tiled surrounds, obscure double glazed window to side, extractor.

Outside

Front Garden/Access

Shared pathway

Agents Note:

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Service charges apply to this property. Please enquire with the branch where they would be happy to check what is included in the service charge .





welcome to

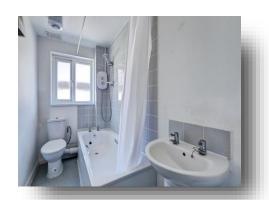
Aspen Close, Rushden

- NO UPPER CHAIN
- IDEAL FIRST TIME BUY
- TWO BEDROOMS
- OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£145,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109931



Property Ref: RSD109931 - 0008 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

Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire, NN10 0PJ



williamhbrown.co.uk

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.