



Batsmans Drive, Rushden NN10 6EW

welcome to Batsmans Drive, Rushden

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- SEMI DETACHED
- THREE BEDROOMS

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

guide price
£200,000

William H Brown are delighted to bring to the market this Three bedroom Semi Detached home situated in a desirable area of Rushden offering a driveway providing off road parking and garage. To the ground floor you will find; entrance hall, cloakroom, lounge and kitchen/diner. On the first floor are the Three bedrooms and the family bathroom. Externally the rear garden is laid with gravel has a patio providing a seating area and gated access.

Rushden is conveniently located for access to the A14/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourselves close to some amazing countryside with Irchester Country Park and Stanwick Lakes a short drive away - very popular destinations for families, cyclists and walkers! If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants and leisure facilities and is only a short drive from the home.

Please call us now to arrange your viewing.

Entrance Hall

Cloakroom

Lounge

14' 1" x 12' (4.29m x 3.66m)

Kitchen/Diner

15' 6" x 9' 3" (4.72m x 2.82m)

First Floor Landing

Bedroom One

13' 7" x 8' 5" (4.14m x 2.57m)

Bedroom Two

8' 10" x 8' 3" (2.69m x 2.51m)

Bedroom Three

9' 4" max x 6' 5" (2.84m max x 1.96m)

Bathroom

Externally

Front

Rear Garden

Garage

view this property online williamhbrown.co.uk/Property/RSD105696



Property Ref:
RSD105696 - 0002

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.



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