

7 Newman Street Rushden, NN10 8JW



Situated in a well-regarded area in the historical market town of Higham Ferrers is this excellent three-bedroom terrace home, offered to the market in superb condition throughout.

There is well-appointed accommodation set over two floors, comprising an entrance hall, living room and kitchen/dining room on the ground floor. On the first floor are three good-sized bedrooms and a re-fitted family bathroom. There is a small fence-enclosed front garden, and a sizeable garden to the rear which is mostly laid-to-lawn with a patio area providing plenty of space for outdoor furniture.

The property itself is positioned in a lovely quiet location, whilst being conveniently located within walking distance to the market town centre and all the amenities you could expect. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre and Stanwick Lakes Nature Reserve. For commuters both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band B.





Offers In Excess Of £235,000













GROUND FLOOR 364 sq.ft. (33.8 sq.m.) approx.

1ST FLOOR 389 sq.ft. (36.1 sq.m.) approx.

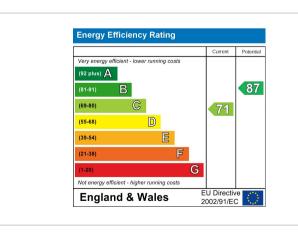




## TOTAL FLOOR AREA: 753 sq.ft. (69.9 sq.m.) approx.

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