

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ  
Tel: 01933 316 131 Email: [info.rushden@primechoiceproperties.co.uk](mailto:info.rushden@primechoiceproperties.co.uk)  
[www.primechoiceproperties.co.uk](http://www.primechoiceproperties.co.uk)



## Newton Road

, Rushden, NN10 0HD

**Chain Free £165,000**



Prime Choice are please to present this excellent investment opportunity to the market. The two bedroom terraced property is located close to the Town Centre and the new Rushden Lakes Development and the property comprises of an entrance hallway, living room, dining room, kitchen and family bathroom. Additional benefits include UPVC double glazing, gas central heating and an enclosed rear courtyard garden.

Need more information? For FAQs, information about council tax and local schools, area guides and to join our mailing list, visit our website.



Hall

09'11" x 02'11" (3.02m x 0.89m)  
Door leading to living room.

Living Room / Dining Room (into recess)

20'02" x 12'09" (6.15m x 3.89m)  
UPVC double glazed to front and rear elevation. Doors to kitchen and stairway and landing. Radiator. Sockets.

Kitchen

13'11" x 06'06" (4.24m x 1.98m)  
UPVC double glazed to side elevation. Base and eye level units. Sink. Sockets. Doors leading to courtyard garden.

Landing

06'07" x 03'04" (2.01m x 1.02m)  
Doors to bedrooms and bathroom. Entrance to attic.

Bedroom One (into recess)

10'08" x 09'08" (3.25m x 2.95m)  
UPVC double glazed to front elevation. Radiator. Sockets.

Bedroom Two (into recess)

10'02" x 09'11" (3.10m x 3.02m)  
UPVC double glazed to rear elevation. Radiator. Sockets.

Bathroom

09'08" x 05'07" (2.95m x 1.70m)  
UPVC double glazed to front elevation. White bathroom suite. Radiator.

Courtyard Garden

14'08" x 05'06" (4.47m x 1.68m)  
Gate leading to shared alleyway.

Disclosure

Please note that the property was previously affected by water ingress in the kitchen and rear bedroom. The kitchen roof has been replaced, and the issue in the rear bedroom has, to the seller's knowledge, been resolved.

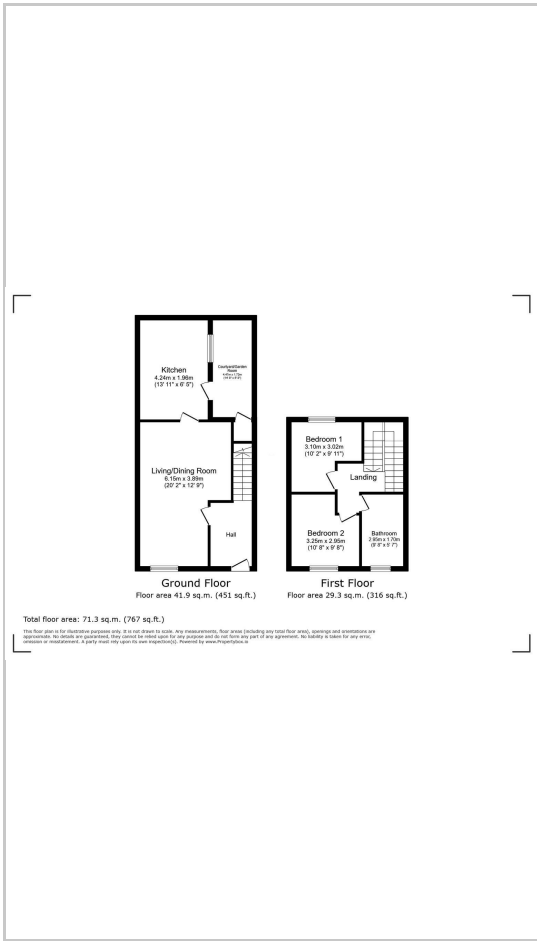
Disclaimer

- 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 will be 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.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

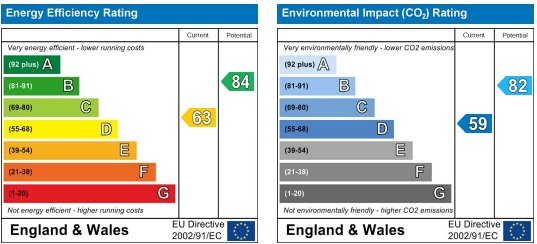
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.