



1 Hamblin House, Rushden NN10 0PQ

£215,000

- Barn Conversion
- Exposed Beams and Stone Walls
- Electric Heating
- Two Reception Rooms
- Modernised
- White Goods
- Two Double Bedrooms
- Town Location



Call 01933 423 983

www.smartamove.co.uk

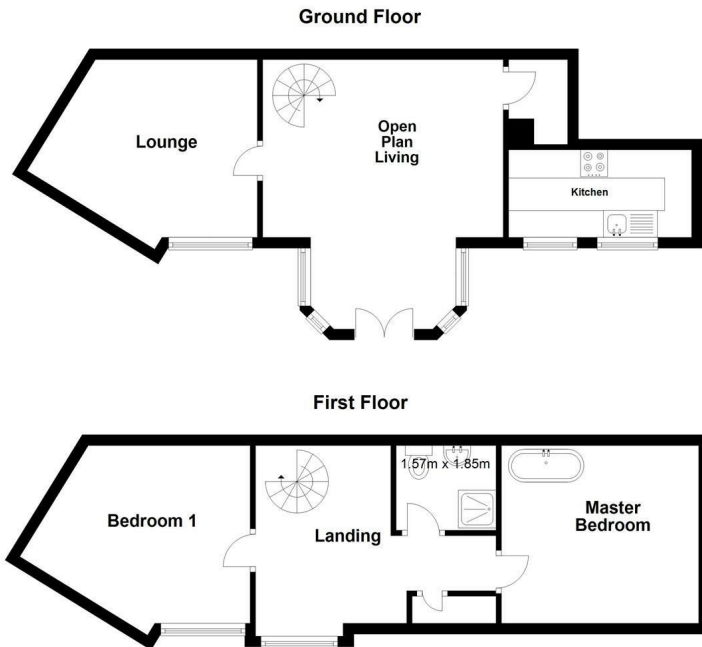


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Smarta Move is pleased to offer for SALE this spacious two-bedroom stone barn conversion which is situated in a secluded area of Rushden Town Centre. The building was converted in 2020 and the property itself has been renovated to a high standard. The property comprises an Entrance hall opening into an open-plan dining area/snug, an archway to a fitted kitchen with a built-in oven and hob, a door to the large storage room, and a further door to the lounge with windows. A staircase to the first floor will lead to a family shower room and two double bedrooms, the master bedroom having a roll-top bath. Benefits are stone walls, exposed beams, vaulted ceilings, radiator heating, and bin storage, please note there is no outside space however the property is within walking distance of local amenities and parks. This is a freehold property and has the rental income annually of £11,580 and a monthly income of £965.00pcm. The property can be sold with or without tenants. The EPC rating is an E and the council tax band is B. This property is priced to sell.

Please note that one of the owners of this building is an employee of Smartamove Ltd.



Although SmartaMove Ltd believe these details to be a fair and accurate the description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>A (91-98)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>A (91-98)</p> <p>B (81-90)</p> <p>C (69-80)</p> <p>D (55-68)</p> <p>E (39-54)</p> <p>F (21-38)</p> <p>G (1-20)</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

SMARTAMOVE

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