



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Jubilee Street, Rothwell, NN14

"Location and Convenience"

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## "Location and Convenience"

This Victorian end of mews home is situated a moments walk from the heart of Rothwell with a range of fantastic restaurants, butchers, café , primary school, doctors and a host of other amenities. The interior benefits from gas central heating and UPVC double glazing to include an entrance hall, living room with striking feature fireplace and a fitted kitchen with integrated oven and hob. Upstairs there are two double bedrooms and a principal bathroom. Outside there is a generous rear garden arranged with easy care in mind. A very convenient period home!

**Kitchen** - 3.4m x 2.44m (11'2" x 8'0")

**Dining Room** - 3.4m x 4.34m (11'2" x 14'3")

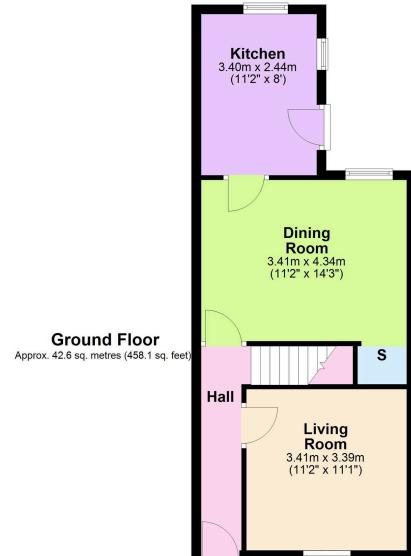
**Living Room** - 3.4m x 3.38m (11'2" x 11'1")

**Bedroom 1** - 3.4m x 3.3m (11'2" x 10'10")

**Bedroom 2** - 3.4m x 3.3m (11'2" x 10'10")

**Bathroom** - 2.36m x 2.67m (7'9" x 8'9")

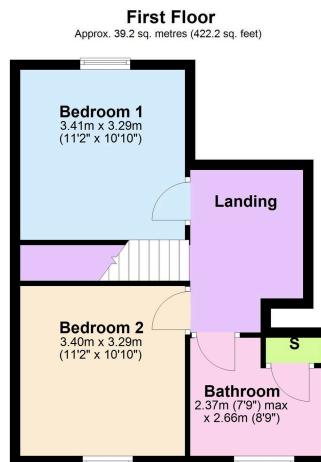




**Ground Floor**  
Approx. 42.6 sq. metres (458.1 sq. feet)

- COUNCIL TAX: A
- EPC RATING: E
- Gas Central heating and UPVC Double Glazed windows
- Living Room and separate dining room with feature fireplaces
- Kitchen with integrated oven and hob
- Two double Bedrooms
- Principal bathroom

Total area: approx. 81.8 sq. metres (880.2 sq. feet)



**First Floor**  
Approx. 39.2 sq. metres (422.2 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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