



12 Fenners Close, Rushden, NN10 0JA

£230,000

CHECK OUT THE SIZE OF THE PLOT ! This 3 bedroom semi-detached home in Rushden is located in a cul-de-sac position and boasts a generous plot with the potential of creating off road parking at the rear. Internally this property offers separate reception rooms, a large conservatory, gas central heating and UPVC double glazing. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, conservatory, three bedrooms, bathroom and gardens to front, rear and side.

PLEASE CALL HAWKS BYS NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

Note\*\*\*Potential for driveway at the rear is subject to the correct permissions being granted.



Potential For A Driveway At The Rear  
(Subject To The Correct Permissions Being Granted For A Dropped Kerb)

### Entrance Hall

Lounge  
14'8 x 11'5

Dining Area  
10'3 x 8'3

Kitchen  
13'3 x 8'2

Conservatory  
18'2 max x 11'2

### Landing

Bedroom 1  
12'1 x 11'4

Bedroom 2  
14'8 x 8'6

Bedroom 3  
9'8 x 8'2

Bathroom  
7'1 x 5'5



Tenure: Freehold  
Council Tax Band: B

Viewing strictly by  
appointment with  
Hawksbys on 01933  
224444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR  
ANY OTHER LOANS SECURED ON IT.  
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT  
SHOW IT'S EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as an 18mm, and in some circumstances make the rooms look larger than they are!

