



**Adnitt Road, Rushden NN10 9TR**

**welcome to**

**Adnitt Road, Rushden**

A three bedroom home offered with no upper chain, featuring a spacious lounge, modern kitchen with integrated appliances, double glazing throughout, fully tiled bathroom, low maintenance rear garden, driveway parking and a single garage.



### **Entrance Hall**

Provides access to the kitchen and lounge. Includes a radiator.

### **Kitchen**

11' 10" x 6' 4" ( 3.61m x 1.93m )

Situated at the front of the property with a double glazed window. Features an electric oven, Gas hob, cooker hood, 1½ bowl sink with drainer, integrated fridge/freezer, boiler, radiator and a cavity for a washing machine

### **Lounge**

18' x 10' 10" ( 5.49m x 3.30m )

A spacious reception room with a large double glazed window to the rear and sliding door providing access to the garden. Stairs lead to the first floor.

### **First Floor Landing**

Stairs rising from the entrance hall, doors to the bedrooms and bathroom. stairs rising from the entrance hall, doors to the bedrooms and bathroom.

### **Bedroom One**

11' 9" x 10' 2" ( 3.58m x 3.10m )

Double glazed window to the front and radiator.

### **Bedroom Two**

9' 1" x 10' 11" ( 2.77m x 3.33m )

Includes a radiator and airing cupboard.

### **Bedroom Three**

8' x 7' 6" ( 2.44m x 2.29m )

Includes a radiator and airing cupboard.

### **Bathroom**

Fully tiled bathroom with a bathtub and shower over, WC, wash hand basin, radiator and privacy window to the rear.

### **Externally**

#### **Front**

A combination of gravel and concrete, with driveway parking for one vehicle.

#### **Rear Garden**

Low maintenance enclosed rear garden.

#### **Garage**

7' 9" x 12' 6" ( 2.36m x 3.81m )

Single garage with up and over door.



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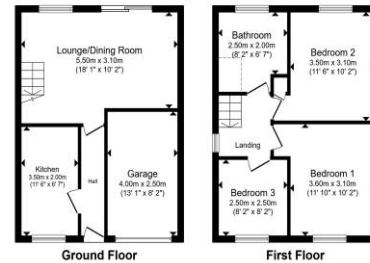
welcome to

## Adnitt Road, Rushden

- NO CHAIN
- THREE BEDROOMS
- CLOSE TO AMENITIES
- GARAGE
- 

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers in the region of  
**£205,000**



Total floor area 79.2 m<sup>2</sup> (853 sq ft) approx  
This floor plan is illustrative only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A survey must be taken by your representative. Powered by [www.williamhbrown.co.uk](http://www.williamhbrown.co.uk)



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RSD110171 - 0005

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 **william h brown**



**01933 410717**



[Rushden@williamhbrown.co.uk](mailto:Rushden@williamhbrown.co.uk)



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



[williamhbrown.co.uk](http://williamhbrown.co.uk)