

for sale

fixed price **£240,000**



## Byron Crescent Rushden NN10 6BL

\*\*\* This three bedroom semi-detached property is just waiting for someone to make it a home - with three reception areas, first floor bathroom, garage & driveway as well as front and rear gardens this property ticks a lot of boxes... just add your own style and make it your own! \*\*\*



# Byron Crescent Rushden NN10 6BL

## Entrance Hall

Double glazed door and window to front elevation. Radiator.

## Lounge Area

15' 8" Max x 12' 8" Max ( 4.78m Max x 3.86m Max )

Double glazed window to front elevation, electric fire and radiator.

## Dining Area

9' 3" x 7' 8" ( 2.82m x 2.34m )

Double glazed patio doors to rear elevation and radiator.

## Kitchen

9' 10" x 7' 10" ( 3.00m x 2.39m )

Double glazed door and window to rear elevation. Fitted with a range of wall and base units with work surfaces over, sink drainer and tiling to water sensitive areas. Electric oven and gas hob with cooker hood over. Pantry and boiler.

## Conservatory

10' 6" Max x 7' 8" Max ( 3.20m Max x 2.34m Max )

Double glazed door to side elevation and double glazed windows to rear and side elevations.



## First Floor Landing

Double glazed window to side elevation.

### Bedroom One

14' x 9' 7" ( 4.27m x 2.92m )

Double glazed window to front elevation, fitted bedroom furniture and radiator.

### Bedroom Two

11' 10" Max x 9' 7" Max ( 3.61m Max x 2.92m Max )

Double glazed window to rear elevation and radiator.

### Bedroom Three

10' 10" x 6' 2" ( 3.30m x 1.88m )

Double glazed window to front elevation and radiator.

## Bathroom

Double glazed window to rear elevation. Bath with handheld shower attachment, low level wc and vanity wash hand basin with tiling to water sensitive areas and radiator.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation 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 party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01933 312 363**  
**E [rushden@connells.co.uk](mailto:rushden@connells.co.uk)**

66 High Street  
 RUSHDEN NN10 0PJ

Property Ref: RDN405842 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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