



Pratt Road, Rushden NN10 0EQ

welcome to

Pratt Road, Rushden

Situated in the heart of Rushden town, this two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Conveniently located within easy reach of local amenities, shops, schools, and transport links.



Entrance Porch

Entered via double glazed door to the front aspect and a door in to the lounge.

Lounge

Double glazed box bay window to the front aspect, cupboard to the side of the chimney breast and radiator.

Inner Hall

Stairs rising to the first floor landing and door to the dining room.

Dining Room

Double glazed window to the rear aspect, tiled flooring, fireplace with tiled surround, under stairs cupboard and radiator.

Kitchen

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and electric hob with cooker hood over, space for fridge/freezer, double glazed window to the side aspect, tiled flooring and double glazed door to the side aspect.

Cloakroom / W C

Double glazed obscure window to the side and rear aspect, WC, wash hand basin, tiling and radiator.

First Floor Landing

Stairs rising from the inner hall doors to the bedrooms.

Bedroom One

Double glazed window to the rear aspect, built in wardrobes, radiator, feature fireplace and door to en suite.

En Suite

Double glazed obscure window to the rear aspect, WC, wash hand basin, shower cubicle, part tiling and radiator.

Bedroom Two

Double glazed window to the front aspect and radiator.

Externally**Front**

Low brick wall with hedge and path leading to the front door.

Rear Garden

Lawn area, pond, outside water tap, gated side access and fence enclosed.



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Pratt Road, Rushden

- TWO BEDROOM MID TERRACE
- SEPARATE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM/WC
- EN SUITE TO MASTER
- REPLACEMENT DOUBLE GLAZING

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers in the region of

£185,000



Total floor area 70.5 m² (758 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.williamh.co.uk



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Property Ref:
RSD110227 - 0004

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