









# welcome to

# **Fairmead Crescent, Rushden**

This Three bedroom Mid-Terrace home offers a driveway providing off road parking. To the ground floor you will find; entrance hall, lounge/diner and kitchen/diner. On the first floor are the Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn and has a patio.













### **Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

# **Lounge / Diner**

23' 10" x 13' 1" ( 7.26m x 3.99m )

Double glazed window to the front aspect, double glazed French doors to the rear aspect, under stairs storage and radiator.

#### Kitchen

9' 1" x 7' 7" ( 2.77m x 2.31m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, one and a half bowl sink and drainer, splash backs, electric double oven and induction hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect and double glazed door to the rear aspect.

### **First Floor Landing**

Stairs rising from the entrance hall, airing cupboard, access to loft space, central heating boiler in the loft, radiator, doors to the bedrooms and bathroom.

### **Bedroom One**

11' 11" x 7' 11" ( 3.63m x 2.41m )

Double glazed window to the front aspect and radiator.

### **Bedroom Two**

11' 9" x 7' 5" ( 3.58m x 2.26m )

Double glazed window to the rear aspect and radiator.

#### **Bedroom Three**

8' 5" x 8' 1" ( 2.57m x 2.46m )

Double glazed window to the front aspect and radiator.

#### **Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin, corner bath with shower over, full tiling and heated towel rail.

## **Externally**

#### Front

Driveway providing off road parking for two cars.

#### Rear Garden

Laid with lawn, patio providing a seating area and outside water tap.

### **Agents Note:**

The vendor has confirmed to us they will pay upto 2% stamp duty liability on the property.





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# **Fairmead Crescent, Rushden**

- NO UPPER CHAIN
- UPTO 2% STAMP DUTY PAID
- THREE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

Council Tax Band: B

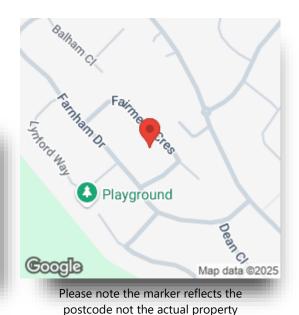
offers in excess of

£200,000







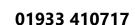


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Property Ref: RSD109738 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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