

2 NIPPENDALE

RUSHDEN, NN10 0DF

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Guide Price: £230,000

This charming three-bedroom terraced home, situated in Rushden, presents an ideal opportunity for those seeking a comfortable and well-located residence. Offered at £230,000, this property provides ample space for modern living, boasting a single reception room, a family bathroom, and three bedrooms.

The ground floor welcomes you into a bright and inviting reception room, perfect for your home office or relaxation and entertaining. This versatile space offers a warm atmosphere for everyday life.

On the first floor, you will find the third bedroom, a good-sized lounge with Juliet balcony, then the well-appointed kitchen that provides a functional area for culinary pursuits, catering to all your daily needs.

Upstairs, you will find two comfortable bedrooms, offering flexible accommodation options. These rooms are complemented by a family bathroom, designed to provide convenience and comfort for all residents. The layout ensures a practical and easy-to-manage living environment.

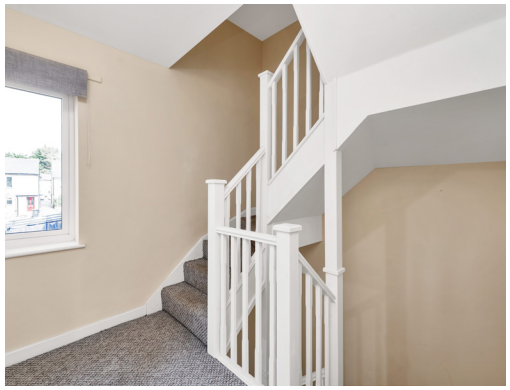
The property also benefits from an integral garage, with power & lighting through to the rear courtyard area. Allocated parking is also provided.

The property benefits from a good location, offering convenient access to local amenities and transport links, making it an attractive prospect for a variety of lifestyles. This home is ready to be enjoyed by its new owners.

Viewing is highly recommended to fully appreciate this property.













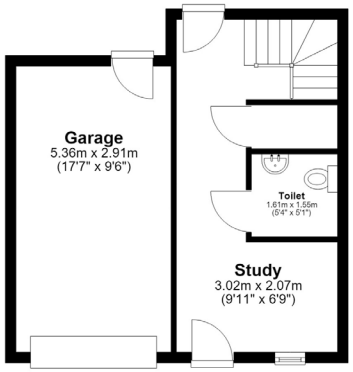




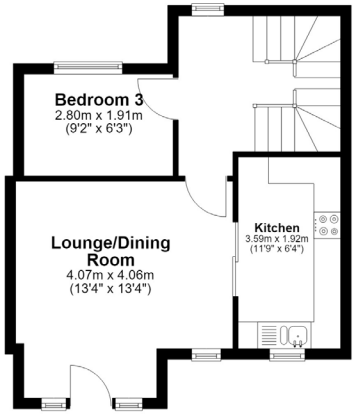
Rushden is conveniently located for access to the A6/A45 and offers a short commute to mainline train stations to access London in around an hour. You'll also find yourself close to some amazing countryside and the protected wetlands of the Rockingham Forest Trust at Stanwick Lakes, connecting you with the Ringstead and Woodford walking and cycling routes at your doorstep. Chester House and Irchester Country Park are a short drive away which have been very popular destinations for families. If you're looking for a great place to have some fun and unwind with family or friends, Rushden Lakes offers a huge array of shops, bars, restaurants, and leisure facilities and is only a short drive from the home.

Call Darren Wootton to arrange a viewing on **07808 314772**

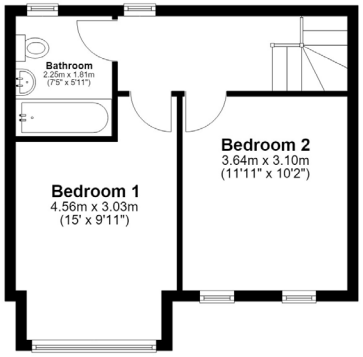
Ground Floor
Approx. 35.0 sq. metres (376.3 sq. feet)



First Floor
Approx. 36.6 sq. metres (394.3 sq. feet)



Second Floor
Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 106.0 sq. metres (1140.5 sq. feet)







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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