



Pytchley Road, Rushden  
**£150,000 Guide Price** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- \*\*\*\* GARAGE AND Driveway INCLUDED \*\*\*\*
- Mid Terrace Cottage - Fully improved

In brief, the property is arranged over two floors, and comprises: - Hallway, lounge, /diner. Connecting is an impressive and very stylish upgraded WREN kitchen, with fitted appliances, oven, extractor, washer dryer and dishwasher. The first- floor offers a hugely spacious and updated family bathroom with luxurious and contemporary three-piece suite, including bath and shower over. The landing has loft access, via large ceiling hatch with drop down ladder, and provides two generously proportioned double bedrooms. A front courtyard garden extends beyond the picture bay window, and opposite to the other side of the road, is the virtually immediate driveway parking and a garage (en-bloc) The rear garden landscaped to paving for easy maintenance.



Viewings are highly recommended.

#### Outside

##### Ground Floor

Lounge/Dining - 10'2" x 10'5" (4.93m x 3.10m)

Kitchen - 11'1" x 6'11" (3.38m x 1.86m)

Rear connecting lobby and Cloakroom /

Guest/w.c.,

##### First Floor

Bedroom One - 13' 4" x 10' 4" (3.94m x 3.06m)

Bedroom Two - 11'5" x 7'11" (3.36 m x 2.16m)

Family Bathroom - Three-piece bathroom

#### Outside

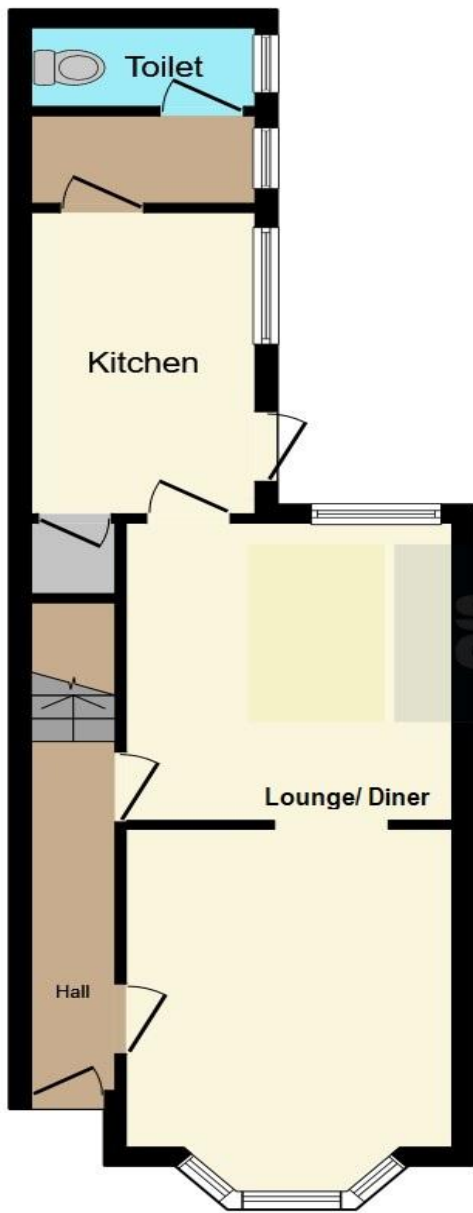
##### Front

A well-presented bay fronted Victorian Cottage, enjoys the ultimate convenience - of driveway parking, and garage en-bloc, facing the property directly across the road.

##### Rear

The rear garden is enclosed by timber fencing, with shared gated access to a rear, while mainly laid to paving to a pleasant outdoor space to relax.





**Ground Floor**



**First Floor**

Sharman  
Quinney

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01832 735589

 16 High Street, THRAPSTON, Northamptonshire,  
NN14 4JH

 thrapston@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103634 - 0004

