



**Albion Place, RUSHDEN NN10 0RF**

**welcome to**

**Albion Place, RUSHDEN**

This Three bedroom Semi Detached home comprises; ground floor; entrance hall, lounge, second lounge, kitchen/diner, bathroom and WC. First floor are the Three bedrooms and an en suite. Externally the rear garden is laid with block paving providing a seating area and gated access.



### **Entrance Hall**

Entered via door to the front aspect, stairs rising to the first floor landing, radiator and door to the lounge.

### **Lounge**

Window to the front aspect, arch opening into the second lounge area, fireplace with log burner fire, and radiator.

### **Second Lounge**

French doors to the conservatory, fireplace with open fire, radiator, television point and door to the kitchen.

### **Kitchen / Diner**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and electric hob with cooker hood over, integrated white goods, two windows to the side aspect, under stairs cupboard, access to roof space, door to the conservatory and door to the bathroom.

### **Bathroom**

Window to the side aspect, wash hand basin, corner bath, shaver point, part tiling and door to the toilet.

### **Toilet**

Window to the rear aspect and WC.

### **First Floor Landing**

Stairs rising from the entrance hall, access to loft space, doors to the bedrooms.

### **Bedroom One**

Window to the front aspect, built in wardrobes and radiator.

### **Bedroom Two**

Window to the rear aspect and radiator.

### **Bedroom Three**

Window to the side aspect, radiator and door to the en suite.

### **En Suite**

Obscure window to the side aspect, WC, wash hand basin, shower cubicle, part tiling and radiator.

### **Externally**

#### **Front**

Hard standing and gated side access.

#### **Rear Garden**

Block paving providing a seating area and pathway, mature flower beds, trees and shrub borders with fencing enclosing the garden.



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## Albion Place, RUSHDEN

- SEMI-DETACHED
- THREE BEDROOMS
- EN SUITE AND BATHROOM
- WELL MAINTAINED
- ESTABLISHED REAR GARDEN

Tenure: Freehold EPC Rating: E

Council Tax Band: A

# £230,000



Total floor area 103.3 m<sup>2</sup> (1,112 sq. ft.) approx.  
This floor plan is illustrative only and 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 always refer to our independence. Powered by [www.proplan.co.uk](http://www.proplan.co.uk)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD106571 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01933 410717**



[Rushden@williambrown.co.uk](mailto:Rushden@williambrown.co.uk)



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



[williambrown.co.uk](http://williambrown.co.uk)