

5 Pytchley Road

Rushden, NN10 9XB

Simpson & Weekley

MOVE STRAIGHT IN ***NO UPPER CHAIN***Simpson and Weekley are delighted to offer to the market this well presented two bedroom bay fronted terrace house. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, and the popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and briefly comprises entrance hallway, open plan lounge dining room, recently re-fitted kitchen, utility room, WC and conservatory to the ground floor. The first floor boasts two large bedrooms and a recently re-fitted family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is an enclosed garden to the rear of the home, a courtyard front garden. The property is also offered to the market with no upper chain. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band A

£195,000

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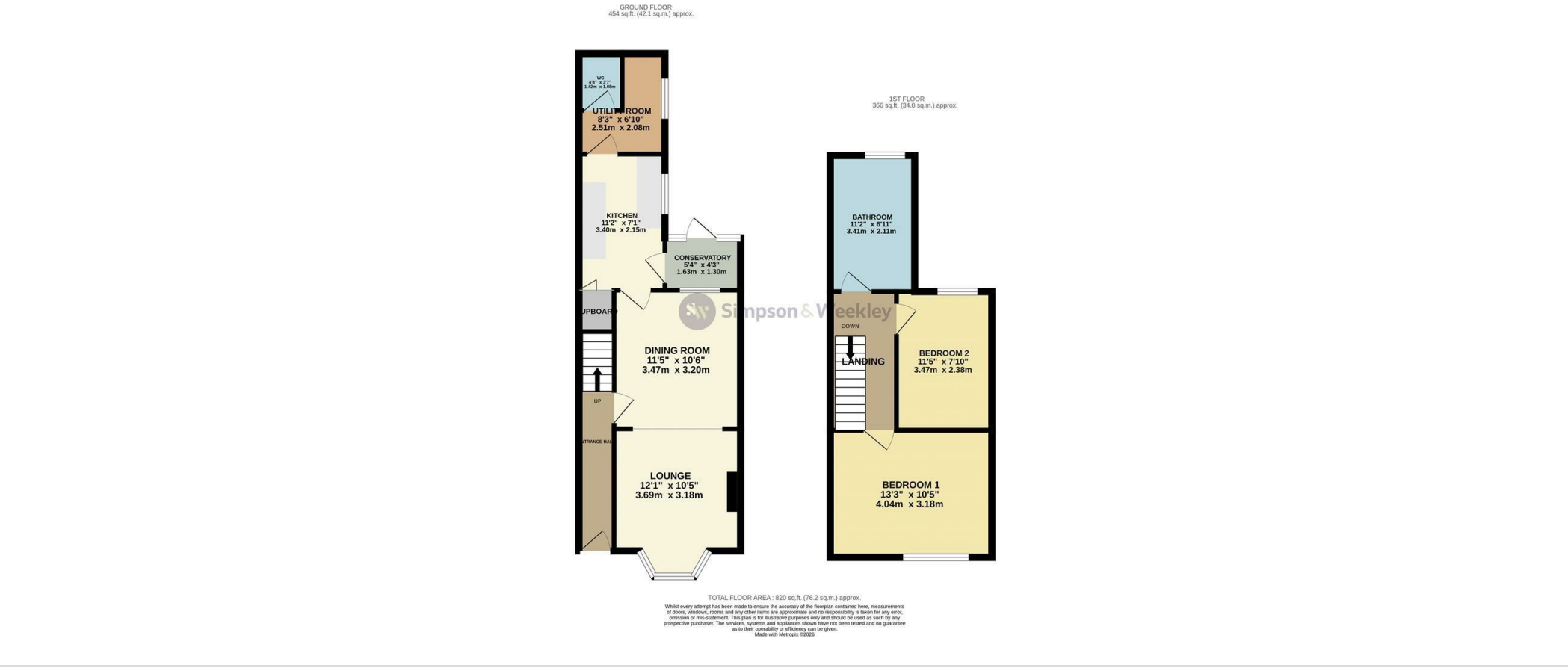




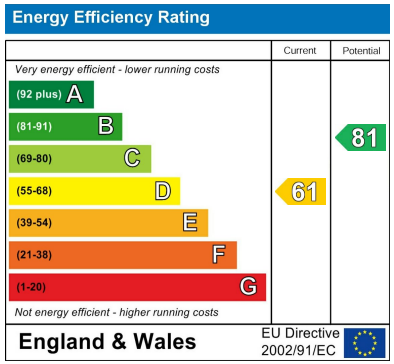




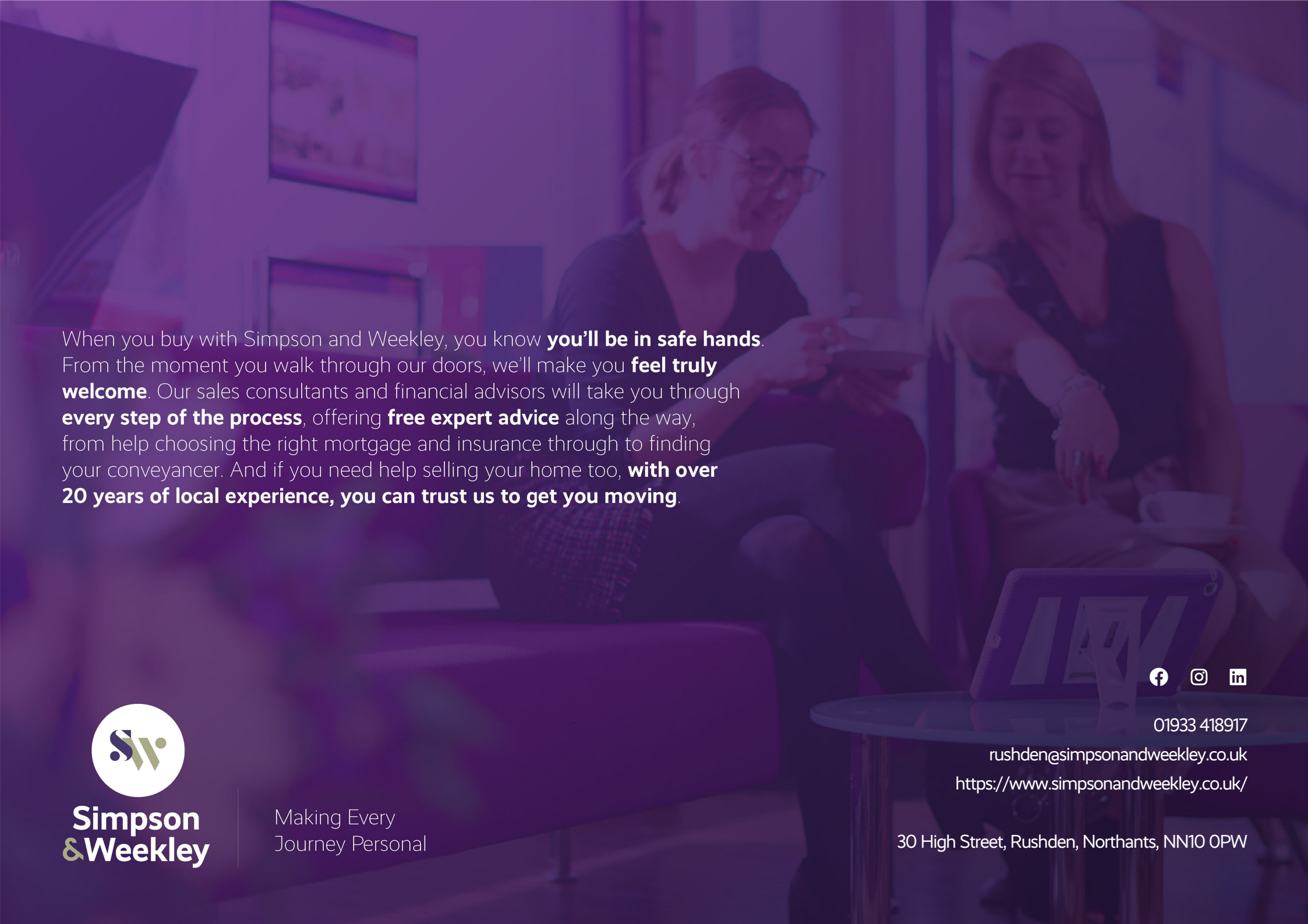
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GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.
WC
4'8" x 2'3"
1.42m x 1.08m
UTILITY ROOM
8'3" x 6'10"
2.51m x 2.08m
KITCHEN
11'2" x 7'1"
3.40m x 2.15m
CONSERVATORY
5'4" x 4'3"
1.63m x 1.30m
UPBOARD
DINING ROOM
11'5" x 10'6"
3.47m x 3.20m
UP
ENTRANCE HALL
LOUNGE
12'1" x 10'5"
3.69m x 3.18m
1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.
BATHROOM
11'2" x 6'11"
3.41m x 2.11m
DOWN
LANDING
BEDROOM 2
11'5" x 7'10"
3.47m x 2.38m
BEDROOM 1
13'3" x 10'5"
4.04m x 3.18m
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TOTAL FLOOR AREA : 820 sq.ft. (76.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
81
England & Wales
EU Directive 2002/91/EC





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