



Connells

Wentworth Road  
Rushden



### Property Description

\*\*\* WELL PRESENTED THROUGHOUT ... This bay fronted Victorian property with two double bedrooms also benefits from three reception areas, ground floor cloakroom and first floor, four piece bathroom as well as a courtyard style rear garden! Call CONNELLS now to arrange your viewing. \*\*\*

### Entrance Hall

Double glazed window & door to front elevation. Radiator.

### Lounge Area

13' 11" Max x 12' 9" Max (4.24m Max x 3.89m Max)

Double glazed bay window to front elevation. Gas fireplace. Television & telephone point. Radiator.

### Dining Area

12' 11" Max x 11' 5" Max (3.94m Max x 3.48m Max)

Double glazed French doors leading to rear garden. Electric fireplace. Storage cupboard & Radiator.

### Kitchen

Double glazed window to side elevation. Fully fitted kitchen with a range of wall & base units with work surfaces over. Stainless Steel one & a half bowl sink/drainer with tiling to water sensitive areas. Gas Hob & electric oven with cooker hood over. Plumbing for washing machine & dishwasher. Wall mounted boiler.

### Third Reception

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

Double glazed window to side elevation and radiator.

### Cloakroom

Double glazed windows to rear and side elevations. Low level wc and wash hand basin with full tiling and radiator.

## Bedroom One

16' 1" Max x 11' 5" Max (4.90m Max x 3.48m Max)

Two double glazed windows to front elevation, original fireplace, and radiator.

## Bedroom Two

11' 6" Max x 10' 2" Max (3.51m Max x 3.10m Max)

Double glazed window to rear elevation, original fireplace, and radiator.

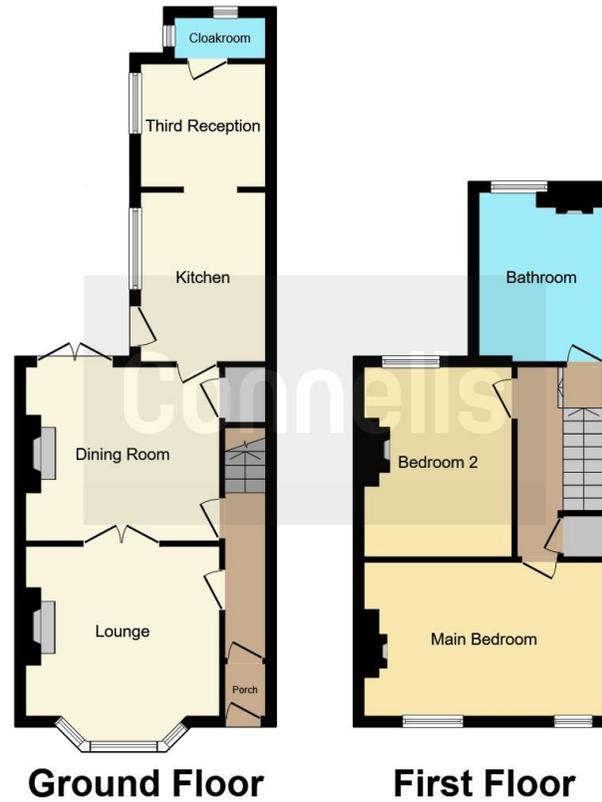
## Bathroom

Double glazed window to rear elevation. Bath, separate shower cubicle, low level WC & wash hand basin with tiling to water sensitive areas and ladder style radiator.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation 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 party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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66 High Street  
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EPC Rating: C Council Tax  
 Band: A

Tenure: Freehold

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