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Gravelly Street, Rushden

£195,000 Freehold

# BELVOIR!

EPC Rating C. Council Tax B.



Offered to the market with no onward chain, this well-presented two double bedroom home is located in the popular town of Rushden.

The accommodation comprises an entrance hall with a front-facing fitted kitchen, a ground floor WC, and a spacious lounge/diner to the rear. The lounge/diner benefits from French doors opening directly onto the garden, providing an excellent space for both everyday living and entertaining.

To the first floor are two generous double bedrooms, both served by a family bathroom.

Externally, the property features an enclosed, low-maintenance rear garden with direct access to allocated parking.

This property would make an ideal first-time purchase, investment, or downsize option, and early viewing is highly recommended.



### Entrance Hall

Double glazed door to front, carpet to flooring, ceiling light, radiator, stairs rising to first floor.

### Cloakroom

1.84m x 0.84m (6'0" x 2'10")

Double glazed window to front, wall mounted wash hand basin, low level WC, ceiling light, radiator, tiled splash backs, vinyl to flooring.

### Kitchen

3.21m x 1.79m (10'6" x 5'11")

Double glazed window to front. Kitchen comprising of wall & base units, wood effect work surfaces over, four ring gas hob, cooker hood over, sink with drainer, space for washing machine, space for fridge/freezer, part tiled walls, vinyl to flooring, ceiling light, radiator.



### Lounge/Diner

4.42m x 3.85m (14'6" x 12'7")

Double glazed doors to rear opening onto garden, carpet to flooring, ceiling light, radiator.

### First Floor Landing

Carpet to flooring, radiator, ceiling light, loft access.

### Bedroom One

3.85m x 2.75m (12'7" x 9'0")

Double glazed window to rear, built in wardrobe, carpet to flooring, ceiling light, radiator.

### Bedroom Two

3.86m x 2.71m (12'8" x 8'11")

Double glazed window to front, built in wardrobe, carpet to flooring, ceiling light, radiator.

### Bathroom

1.96m x 1.67m (6'5" x 5'6")

Panelled bath, mains shower over, low level WC, pedestal wash hand basin, part tiled walls, vinyl to flooring, ceiling light, extractor fan, radiator.

### External

Front - Small sloped paved frontage leading to front door, mature shrubs.

Rear - Low maintenance, blocked paved, mixture of mature shrubs & trees, wooden shed, rear access to allocated parking.

### Agents Notes

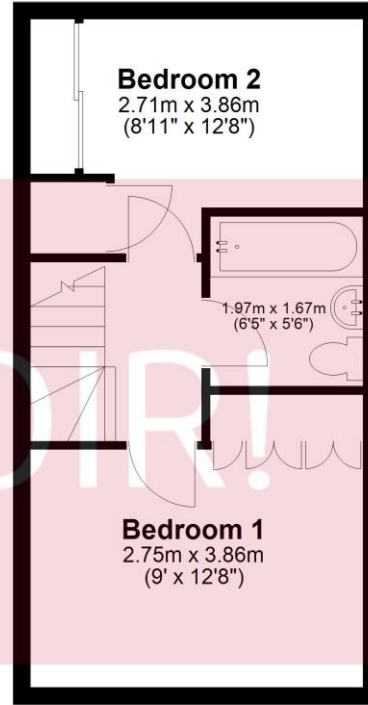
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



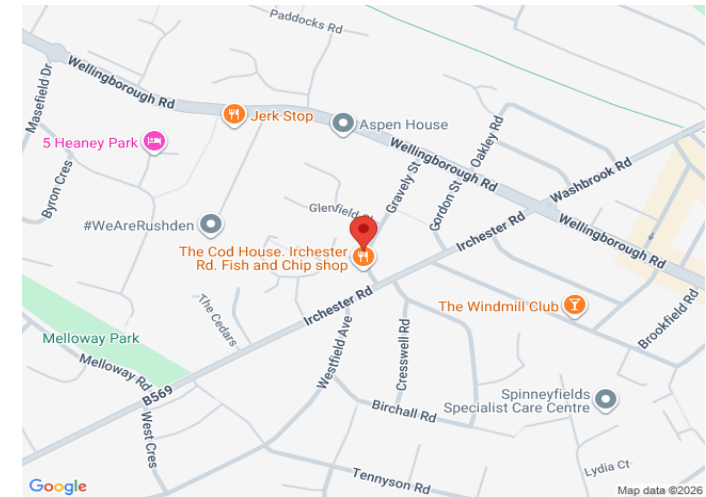
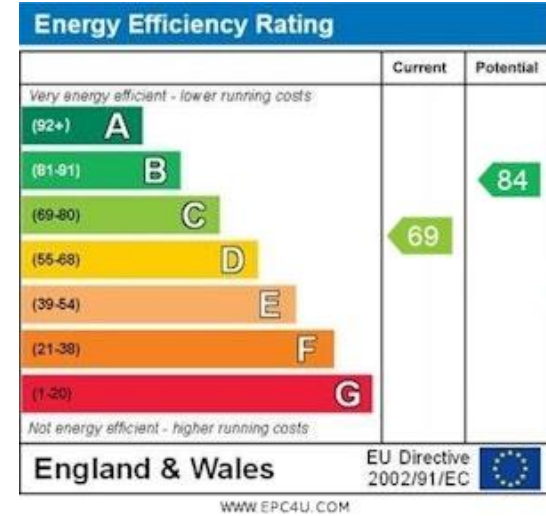
### Ground Floor



### First Floor



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Contact us today to arrange a viewing...

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