



Connells

Balham Close  
Rushden



### Property Description

This home offers excellent scope for improvement but has all of the key ingredients for a first or second time home. With gardens to both front and rear and a driveway offering off street parking for several vehicles the property occupies a reasonable plot. Benefiting from three reception rooms and three bedrooms, functional kitchen and first floor bathroom and cloakroom this property ticks a lot of boxes in our listers opinion.

### Entrance Hall

Door and window to front elevation. Radiator.

### Lounge

Double glazed window to front elevation. Fire.

### Dining Room

Double glazed patio doors to rear elevation and radiator.

### Conservatory

Double glazed French doors to rear elevation and double glazed windows to rear and side elevations.

### Kitchen

Double glazed door and window to rear elevation and double glazed window to side elevation. Fitted with a range of wall and base units with work surfaces over and sink drainer with tiling to water sensitive areas. Space for free standing cooker and washing machine, wall mounted boiler and cupboard.

## First Floor Landing

Double glazed window to side elevation.

## Bedroom One

Double glazed window to front elevation and radiator.

## Bedroom Two

Double glazed window to rear elevation and radiator.

## Bedroom Three

Double glazed window to front elevation.

## Bathroom

Double glazed window to rear elevation. Bath with hand held shower attachment and wash hand basin with tiling to water sensitive areas and radiator.

## Cloakroom

Double glazed window to rear elevation and low level wc.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 100.8 m<sup>2</sup> (1,085 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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66 High Street  
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EPC Rating: Council Tax  
 Awaited Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/RDN406239](http://connells.co.uk/Property/RDN406239)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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