CHARLES ORLEBAR

Estate Agents & Auctioneers



11 Cheltenham Close, Rushden, Northamptonshire, NN10 0YN

£280,000

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Rushden, NN10 0YN

£280,000



- 3 Bedrooms
- Conservatory
- Sought after area
- Stones throw from local green space
- Offroad parking
- Quiet cul de sac location
- Family bathroom & w/c
- Modern condition throughout

An extended and much improved home tucked away in a small cul-de-sac on the popular Barrington Road/Maye Dicks estate on the south side of Rushden.

The current owners have made a number of improvements to the property, with the ground floor now offering a recently fitted kitchen/breakfast room together with a large conservatory extension, creating excellent additional living space overlooking the garden. Upstairs, the accommodation is complemented by a newly fitted bathroom.

Outside is an immaculately landscaped rear garden, while to the front the parking has also been improved with additional block paving, now providing off-road parking for up to three cars.

Cheltenham Close enjoys a peaceful position next to a green area on the estate, making this a great location for families, dog walkers and those who enjoy having open space close by. Rushden Lakes is within easy reach for shopping, restaurants and leisure facilities, while the A6, A45 and A14 provide excellent road links. Bedford and Wellingborough railway stations are also accessible for those commuting further afield.

Please call 01933 313600 to arrange your viewing.

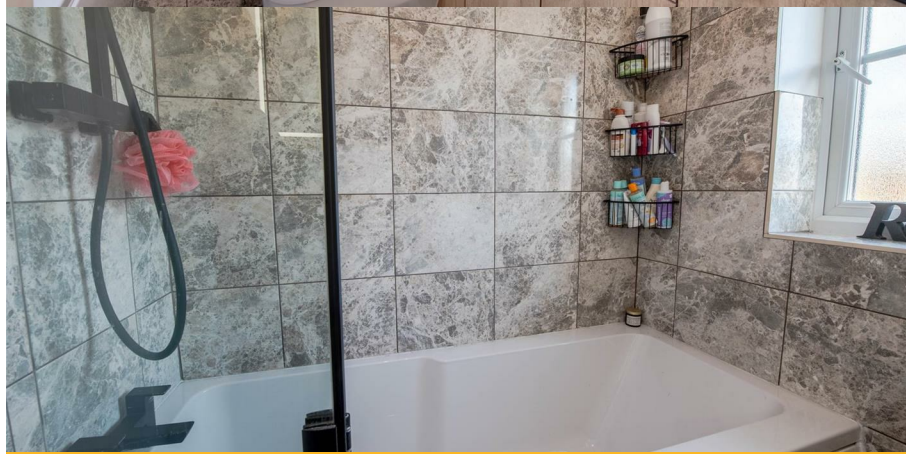


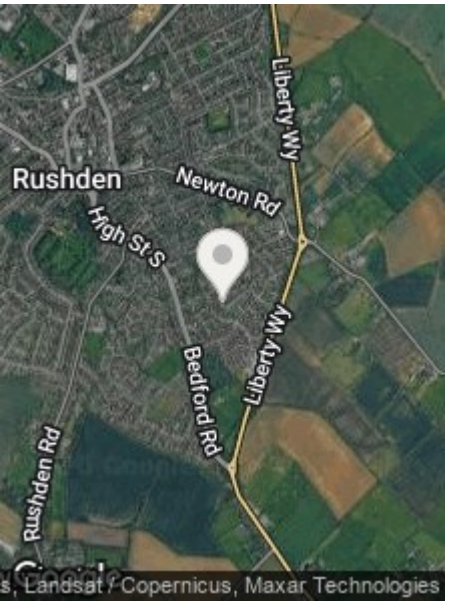


Hall	6'6" x 3'1" (1.98m x 0.94m)
WC	6'6" x 2'9" (1.98m x 0.85m)
Living Room	15'9" x 11'9" (4.79m x 3.57m)
Kitchen/Diner	8'4" x 14'5" (2.53m x 4.40m)
Conservatory	11'0" x 13'5" (3.36m x 4.09m)
Landing	7'9" x 5'8" (2.37m x 1.73m)
Bathroom	5'7" x 6'2" (1.70m x 1.87m)
Bedroom 2	10'8" x 8'5" (3.26m x 2.57m)
Bedroom 1	13'5" x 8'5" (4.09m x 2.56m)
Bedroom 3	7'4" x 5'10" (2.23m x 1.77m)




Relax




Liberty Wy
Rushden
Newton Rd
High St S
Bedford Rd
Liberty Wy
Rushden Rd
s, Landsat / Copernicus, Maxar Technologies



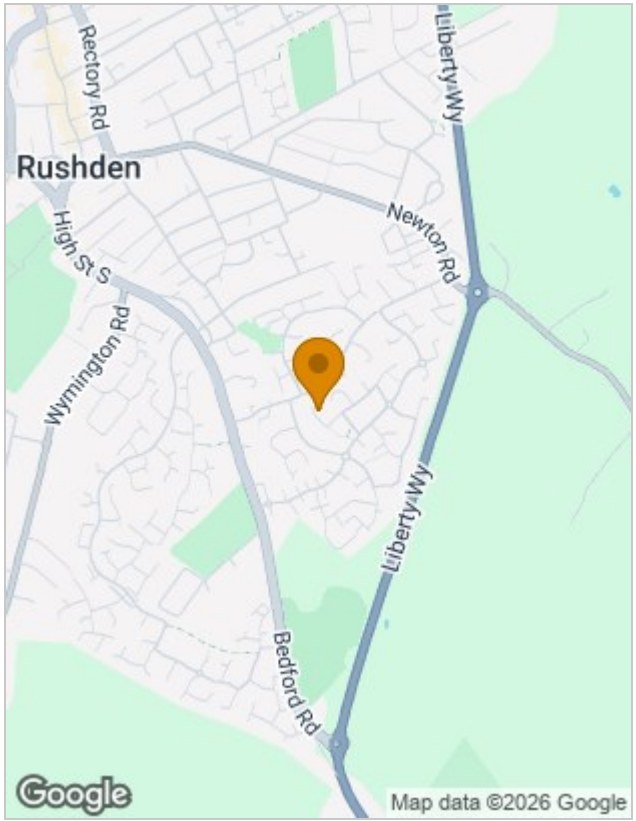




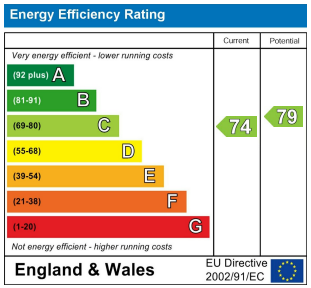
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: C
North Northants District Council

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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