

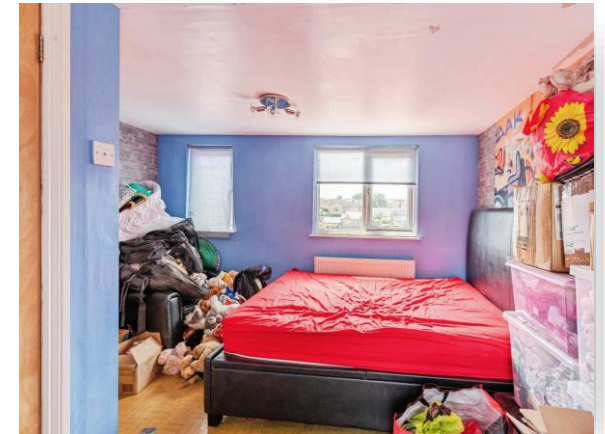


Park Road, Rushden NN10 0LU

welcome to

Park Road, Rushden

This Three bedroom End of Terrace home comprises; ground floor, entrance hall, shower room, lounge/diner, kitchen and utility. First floor, Two bedrooms and the family bathroom. Second floor is the Master bedroom. The rear garden has lawn, a patio providing a seating area and gated access.



Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

Lounge / Diner

23' 3" x 11' 5" (7.09m x 3.48m)

Double glazed bay window to the front aspect, double glazed window to the rear aspect, two fireplaces and two radiators.

Kitchen

6' 10" x 9' 10" (2.08m x 3.00m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, electric oven and gas hob with cooker hood over, integrated bin, under stairs storage cupboard, double glazed window to the side aspect, central heating boiler and double glazed door to the side aspect.

Utility Room

7' 2" x 6' 10" (2.18m x 2.08m)

Double glazed window to the side aspect, wall unit, plumbing for washing machine, space for fridge/freezer and radiator.

Shower Room

Double glazed window to the side aspect, WC, wash hand basin with vanity unit, corner shower cubicle, extractor fan, part tiling and heated towel rail.

First Floor Landing

Stairs rising from the entrance hall, stairs rising to the second floor, under stairs storage cupboard and doors to the bedrooms and bathroom.

Bedroom Two

15' 1" x 10' 10" max (4.60m x 3.30m max)

Two double glazed windows to the front aspect and radiator.

Bedroom Three

11' 9" x 9' 6" (3.58m x 2.90m)

Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, bath with shower over, extractor fan, part tiling and heated towel rail.

Second Floor Landing

Stairs rising from the first floor landing.

Master Bedroom

12' 1" x 15' 9" max (3.68m x 4.80m max)

Double glazed window to the rear aspect, skylight to the front aspect, storage in the eaves and two radiators.

Externally

Rear Garden

Laid with lawn, patio providing a seating area, outside water tap, garden shed and gated side access.



view this property online williamhbrown.co.uk/Property/RSD109911



welcome to

Park Road, Rushden

- END OF TERRACE
- THREE BEDROOMS
- LOUNGE/DINER
- SEPARATE UTILITY ROOM
- SHOWER ROOM AND BATHROOM

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£200,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/RSD109911



Property Ref:
RSD109911 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01933 410717



Rushden@williambrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williambrown.co.uk