



**Ealing Terrace, Rushden NN10 6AB**

welcome to

## Ealing Terrace, Rushden

This Two bedroom End of Terrace home situated in Rushden. To the ground floor you will find; entrance hall, lounge/diner and kitchen. On the first floor are the Two bedrooms and the family bathroom. Externally the rear garden is laid with lawn has 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**

25' 10" x 11' ( 7.87m x 3.35m )

Double glazed bay window to the front aspect, window blinds, double glazed patio doors to the rear aspect, radiator, telephone and television point.

**Kitchen**

19' 8" x 7' 5" ( 5.99m x 2.26m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and gas hob with cooker hood over, space for fridge/freezer, double glazed windows to the side and rear aspect, central heating boiler in cupboard and double glazed door to the side aspect.

**First Floor Landing**

Stairs rising from the entrance hall, storage cupboard, access to loft space, doors to the bedrooms and bathroom.

**Bedroom One**

13' 9" x 11' 1" ( 4.19m x 3.38m )

Double glazed window to the front aspect, television point and radiator.

**Bedroom Two**

11' 11" x 8' 3" ( 3.63m x 2.51m )

Double glazed window to the rear aspect and radiator.

**Bathroom**

Double glazed obscure window to the rear aspect, WC, wash hand basin, shower cubicle, bath, fitted blinds, full tiling and heated towel rail.

**Externally****Front**

Low wall with gated access to the front door and gated access to the side gate.

**Rear Garden**

Mainly laid to lawn, patio providing a seating area, security light and gated side access.



**view this property online** [williamhbrown.co.uk/Property/RSD109699](http://williamhbrown.co.uk/Property/RSD109699)



welcome to

## Ealing Terrace, Rushden

- CLOSE TO AMENITIES
- TWO DOUBLE BEDROOMS
- IDEAL FIRST HOME
- REAR GARDEN
- CLOSE TO SCHOOLS

Tenure: Freehold EPC Rating: D

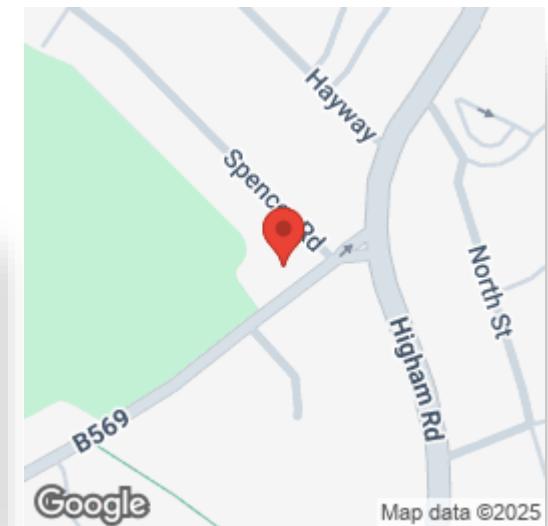
Council Tax Band: A

offers over

**£205,000**



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. Read our terms and conditions. Powered by www.houseplan.com



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RSD109699](http://williamhbrown.co.uk/Property/RSD109699)



Property Ref:  
RSD109699 - 0004

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



**01933 410717**



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



**williamhbrown.co.uk**