



Washbrook Road, Rushden NN10 9UY

£199,500

- Newly Renovated
- End of Terrace
- Dining Room
- Gas Radiator Central Heating
- Newly Fitted Kitchen
- Two Double Bedrooms
- Family Bathroom
- New Flooring Throughout
- Lounge
- UPVC Double Glazing



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Smartamove are pleased to offer for sale this newly renovated two bedroom end of terrace house situated close to the town centre of Rushden. The property briefly comprises; entrance hall, lounge, dining room, refitted kitchen with built in oven and hob and utility room. To the first floor is; two double bedrooms and family bathroom with shower over bath. There is front and rear gardens with side access and further benefits include double glazing throughout, gas radiator central heating and brand new flooring throughout. The property is situated within walking distance of local amenities and easy access to the A45 and Rushden Lakes. The EPC rating is E and the council tax band is A. The property is ideal for first time buyers, viewings highly recommended.



Although SmartaMove Ltd believe these details to be a fair and accurate description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
101-125 A			101-125 A		
81-100 B			81-100 B		
61-80 C			61-80 C		
41-60 D			41-60 D		
21-40 E			21-40 E		
1-20 F			1-20 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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