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## Tewksbury Drive , Rushden, NN10 0YL

**Chain Free £200,000**



Prime Choice, Rushden offer this well-presented two-bedroom mid-terrace home. The property offers modern, practical living accommodation across two floors and would make an ideal first-time purchase or investment opportunity.

The ground floor features a welcoming entrance hall with cloakroom/WC, a comfortable front lounge, and a spacious kitchen/dining room to the rear. Patio doors open directly onto the enclosed garden.

Upstairs, there are two well-proportioned bedrooms—both with fitted wardrobes—and a modern bathroom with white suite comprising panel bath, pedestal wash basin, WC, and separate shower enclosure.

Outside, the property benefits from an enclosed rear garden with lawn and patio area, offering excellent privacy and potential for personalisation. To the front is off-road parking, with an additional single garage located in a nearby block.

With gas radiator central heating and uPVC double glazing throughout, this home is offered in good order and is available with a tenant currently in situ.





Entrance Hall

Welcoming hallway with doors leading to cloakroom/WC and lounge. Radiator and neutral décor.

Lounge

13'7" x 12'7" (4.14m x 3.84m)

Bright front-facing reception room with feature ceiling coving, radiator, window to front aspect, and door to inner hall and stairs.

Kitchen / Dining Room

12'7" x 9'3" (3.84m x 2.82m)

Spacious kitchen/diner fitted with a range of base and wall units, stainless-steel sink, integrated oven, hob, and extractor. Space for fridge-freezer and washing machine. Ample room for dining table. Sliding patio doors lead to the rear garden.

First Floor Landing

Access to all rooms and loft space.

Bedroom One

12'7" x 7'9" (3.84m x 2.36m)

Bedroom with fitted wardrobes and rear-aspect window overlooking the garden. Radiator.

Bedroom Two

12'7" x 7'9" (3.84m x 2.36m)

Second double bedroom with built-in wardrobe and front-aspect window. Radiator.

Bathroom

7'9" x 5'6" (2.36m x 1.68m)

White suite comprising bath with mixer tap, WC, pedestal basin, and separate shower enclosure. Part-tiled walls, extractor fan, and radiator.

Outside

The rear garden is mainly laid to lawn with paved patio area and fenced boundaries, offering a private and low-maintenance outdoor space. The property also benefits from a single garage and allocated parking to the front.

Disclaimer

- 1. Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
- 2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
- 3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
- 4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
- 5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
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Area Map



Floor Plans



Energy Efficiency Graph

