

123 -125 High Street, Rushden, Northamptonshire, NN10 0NZ
Tel: 01933 316 131 Email: info.rushden@primechoiceproperties.co.uk
www.primechoiceproperties.co.uk



Lavender Way , Rushden, NN10 0NQ

Chain Free £215,000



Prime Choice present this attractive two-bedroom mid-terrace home, offering well-balanced accommodation and a layout suited to modern living. Finished in neutral tones throughout, the property is bright, well cared for, and ready to move into.

The ground floor features a welcoming entrance hall, a light and airy lounge to the front, and a refitted kitchen to the rear with direct access to the garden. The first floor provides two bedrooms and a family bathroom, all accessed from a central landing.

The enclosed rear garden includes a paved seating area and lawn, offering a pleasant and private outdoor space.



Entrance Hall

Entrance door to the front aspect with stairs rising to the first floor and access into the lounge.

Lounge

13'06" x 9'08" (4.11m x 2.95m)

A comfortable reception room positioned at the front of the property, featuring a window to the front aspect, radiator, and neutral décor.

Kitchen

12'07" x 8'04" (3.84m x 2.54m)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven, hob and extractor, sink unit, space and plumbing for appliances, wood-effect flooring, window to the rear aspect, and door leading out to the garden.

First Floor Landing

With access to all first-floor rooms, airing cupboard and loft hatch.

Bedroom One

10'07" x 9'10" (to wardrobes) (3.23m x 3.00m (to wardrobes))

A well-proportioned double bedroom with window to the front aspect, mirror door wardrobes and radiator.

Bedroom Two

11'11" x 6'10" (3.63m x 2.08m)

A second bedroom overlooking the rear of the property, suitable as a guest room, child's bedroom, or home office.

Bathroom

6'09" x 5'11" (2.06m x 1.80m)

Fitted with a white suite comprising panelled bath with shower over, wash hand basin, and WC. Obscure window to the rear aspect.

Garden

The rear garden is enclosed and features a paved patio area with a lawn beyond, offering a low-maintenance outdoor space with potential for further personalisation.

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.

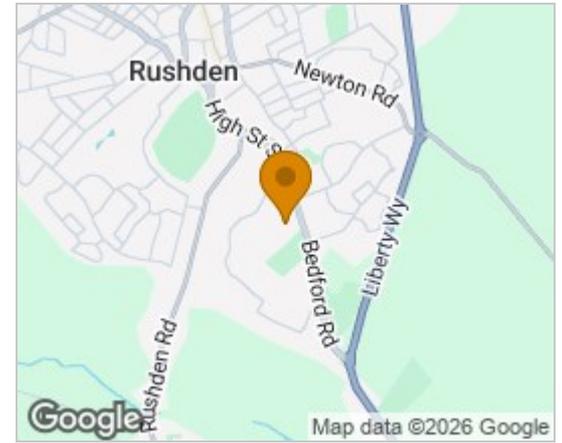
4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.

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.

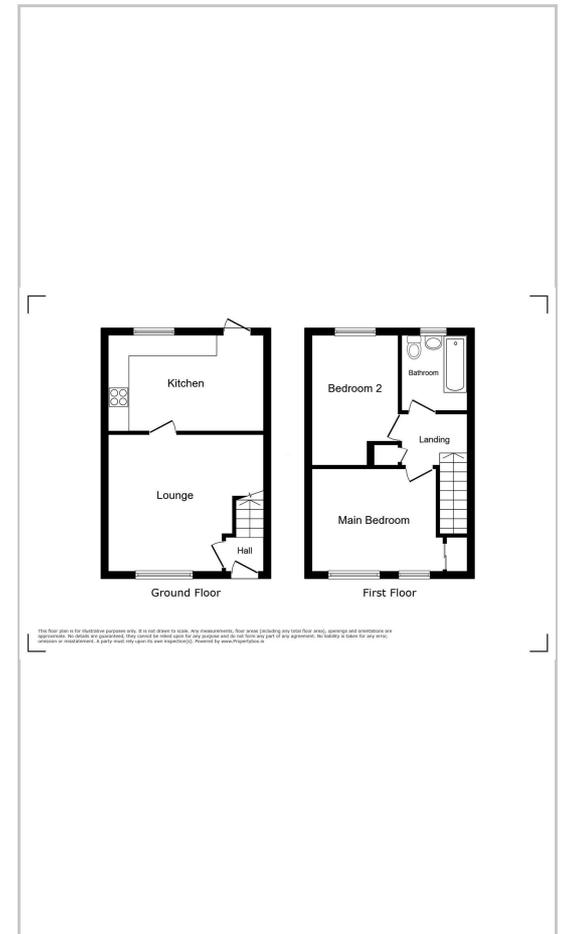
6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

