



Blinco Road, Rushden NN10 0EA

welcome to
Blinco Road, Rushden
****Open House Event****

Friday 25th September at 11.00-12.00. Viewings strictly by advanced appointment booking only. Please call to reserve your appointment time.



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

12' 11" x 13' 9" (3.94m x 4.19m)

Double glazed bay window to the front aspect, opening to the dining room, laminate flooring, radiator and television point.

Dining Room

11' 1" x 9' 4" (3.38m x 2.84m)

Double glazed window to the rear aspect, laminate flooring, radiator and door to the kitchen.

Kitchen

9' 9" x 11' 5" (2.97m x 3.48m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and electric hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, radiator and double glazed door to the side aspect.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, airing cupboard, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

12' 1" x 11' 5" (3.68m x 3.48m)

Double glazed window to the front aspect and radiator.

Bedroom Two

11' 5" x 10' 7" (3.48m x 3.23m)

Double glazed window to the rear aspect and radiator.

Bedroom Three

9' 9" max x 8' (2.97m max x 2.44m)

Double glazed window to the front aspect and radiator.

Bathroom

Two double glazed windows to the rear aspect, WC, wash hand basin, shower cubicle, extractor fan, part tiling and heated towel rail.

Externally

Front

Low brick wall to the front, lawn area, gravel area, path to the front door and gated side access.

Rear Garden

Mainly laid to lawn, brick out building, garden path and fence enclosing the garden.



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welcome to

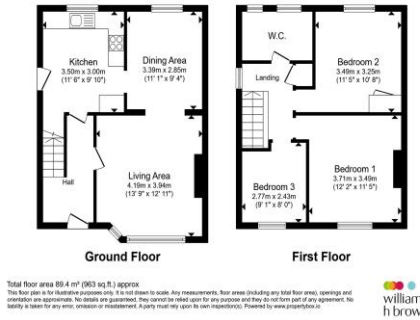
Blinco Road, Rushden

- THREE BEDROOMS
- GENEROUS REAR GARDEN
- SEPARATE DINING ROOM
- OUT BUILDING
- CLOSE TO TOWN

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£253,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD110228 - 0007

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.

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