HARWOODS
Chartered Surveyors & Estate Agents







78 Keats Way, Rushden
NN10 6NH

£245,000 Freehold

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Here is a great opportunity to buy a 3 bedroom detached house for a similar price to many semi-detached and terraced homes. If you like the idea of a detached house then this property gives you that ability at a sensible price. If you want to avoid passing traffic then the location would be perfect as the house is situated at the end of a cul de sac.

The house has three bedrooms of which two are double rooms and the third is a smaller single that would be ideal as a nursery or home office. The bathroom is modern and downstairs there is a living room with bay window, a fitted kitchen/diner and UPVC double-glazed conservatory. The house has gas radiator central heating (with many modern radiators) and UPVC double-glazing so will be comfortable in the colder months.

The property is within easy reach of Rushden town centre and Rushden Lakes shopping a leisure facilities. The house is also within a short drive of the A45 which links across to the A14 and so is a convenient location.

Viewing is highly recommended.

The Accommodation comprises:
(Please note that all sizes are approximate only).

Entrance Hall
UPVC front door with inset glazed panel. Radiator, elevctricity consumer unit and part glazed door to living room.

Living Room
14'7" x 12'3" max (4.45m x 3.73m max)
Radiator, under-stairs cupboard, stairs to first floor, UPVC double-glazed box bay window to the front with deep sill, glazed screen and door to kitchen/diner.

Kitchen/Diner
15'3" x 8'1" (4.65m x 2.46m)
Single drainer stainless steel sink, base cupboards, base drawers, wall mounted cupboards and worksurface areas. Ceramic hob with filter hood over and electric oven. Tiled floor, radiator, plumbing for washing machine, UPVC double-glazed window overlooking the rear garden and UPVC double-glazed French door to the conservatory.

Conservatory
8'4" x 7'1" (2.54m x 2.16m)
Radiator, UPVC double-glazed windows and vaulted polycarbonate sheet roof. UPVC double-glazed French doors to the garden.

First Floor Landing

Bedroom 1
11'5" x 8'6" min (3.48m x 2.59m min)
A double sized bedroom with radiator, ceiling coving and UPVC double-glazed window to the front.

Bedroom 2
11'4" x 9'1" max (3.45m x 2.77m max)
A double room with radiator and UPVC double-glazed window to the rear.

Bedroom 3
8'8" max x 6'6" max (2.64m max x 1.98m max)
A single bedroom that would work well as a home office or nursery room. Radiator, ceiling coving, wardrobe over stairs and UPVC double-glazed window to the front.

Bathroom
Modern white suite comprising toilet, wall hung basin and bath with Mira Sport shower unit over. Extractor fan, chrome towel radiator, part tiled walls and UPVC double-glazed window to the rear.

Front Garden
Front garden with paving and grass. 48 ft (14.6m) long side driveway leading to the garage.

Garage
19'4" x 8'1" (5.89m x 2.46m)
A good length single garage with metal garage door.

Rear Garden
Easily managed rear garden with paved patio, small lawn and timber garden shed. The garden enjoys a sunny westerly aspect.

Council Tax Band
North Northamptonshire Council. Council Tax Band C.

Referral Fees
Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

First Floor Landing
Cupboard housing the Glowworm Ultimate 30c gas central heating boiler. Loft hatch, UPVC double-glazed window to the side and panelled doors off to:

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.









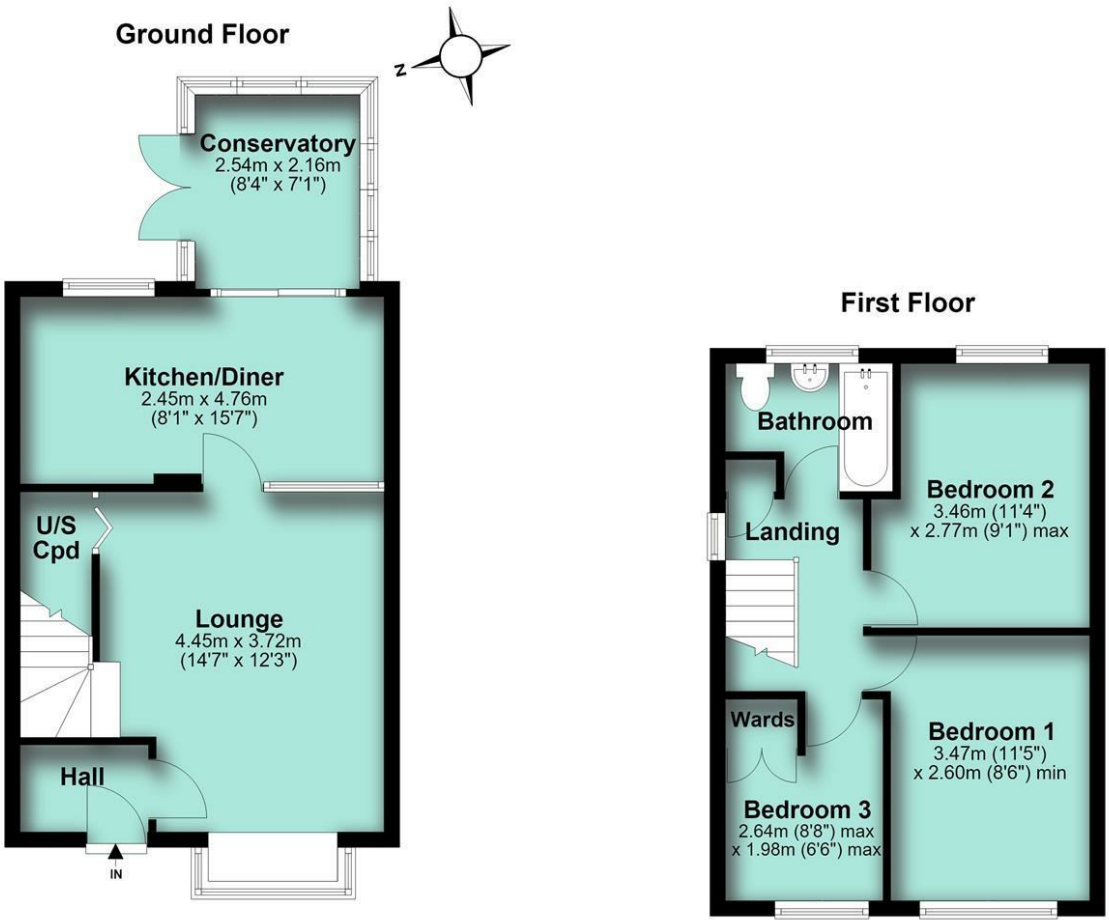




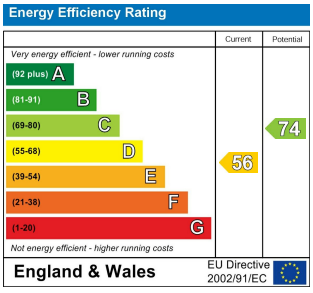


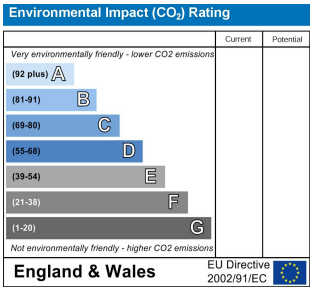


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Plan produced using PlanUp.





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