HARWOODS
Chartered Surveyors & Estate Agents

# 12 Woodland Road, Rushden
# NN10 6UT

## £215,000 Freehold


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Residential Sales
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# 12 Woodland Road, Rushden, NN10 6UT

For Sale with no upward chain, an established, 1950s built 3 bedroom semi detached bungalow located just over half a mile from Rushden Town Centre, conveniently placed for shops, schools, restaurants, doctors surgery and bus stops.

Featuring UPVC double glazing and electric heating, the bungalow offers versatile accomodation, consisting of a through hallway, good size living room, kitchen breakfast room, 3 bedrooms (2 doubles and a single) and bathroom suite. Outside there are attractive gardens to both the front and rear of the bungalow. The rear garden is private and enjoys the back drop of Spencer Park.

The bungalow is situated off a private road and whilst in need of some updating has been priced sensibly to reflect this. Harwoods hold keys for accompanied viewings.

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

## Entrance Porch & Hall
Approaching from the front, small porch with double doors leading to the Hall. Spacious through hallway with doors to all rooms. Raised cupboard housing the fuse board and storage heater.

## Living Room
13'11" x 11'0 (4.24m x 3.35m)
Lovely size, rectangular shaped reception room with a sunny southerly aspect that features a large double glazed window, fitted carpet, storage heater, feature fire place with tiled hearth and surround, and inset electric fire.

## Kitchen Breakfast Room
10'11" x 11'0 (3.33m x 3.35m)
Fitted kitchen that features base and wall mounted cupboards, pull out drawers, sink and drainer, freestanding electric cooker, plumbing for a washing machine, storage cupboard, storage heater, double glazed window to the rear, door leading to the rear garden,

## Bedroom 1
12'0" x 9'11" (3.66m x 3.02m)
Lovely size principle bedroom that features fitted carpet, double glazed window and storage heater.

## Bedroom 2
9'10" x 9'11" (3.00m x 3.02m)
Featuring fitted carpet, storage heater and double glazed window looking onto the rear garden

## Bedroom 3
8'10" x 9'11" (2.69m x 3.02m)
Versatile single bedroom that features fitted carpet, double glazed window to the rear, and storage heater.

## Bathroom
Tiled suite that features a bath with electric shower over, WC, wash hand basin, double glazed window to the rear.

## Front Garden
Attractive front garden that features decorative gravelled areas, shrub boarders, paved pathways leading to the front door and down the side to the rear garden. The owners have the right to 'occupy' the gravelled area at the front of the property and use it as a parking area (although no formal parking is available at the bungalow).

## Rear Garden
Established, predominantly lawned garden that is well screened from neighbouring properties giving a good degree of privacy. Backing onto Spencer Park, the garden features shrub and hedge boarders and raised patio area.

## Agents Note
The property has been subject to an insurance claim over concerns with internal cracking to the rear of the property approximately 10 years ago. We understand that the insurers conclusion was that there was settlement cracking within the property.

## Council Tax

## Wanting to View?
To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

## 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.

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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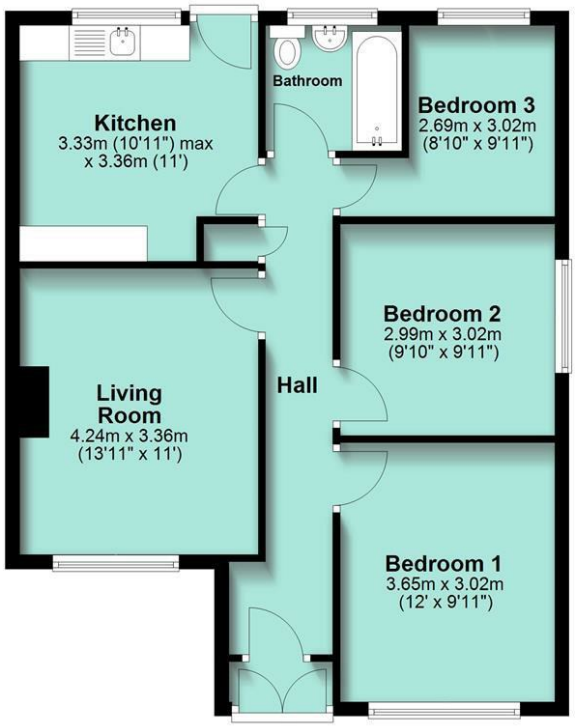
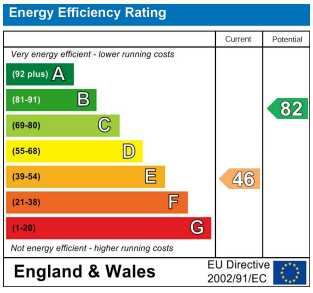
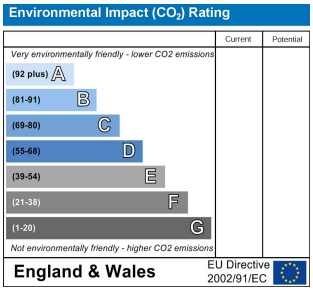
## Ground Floor




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





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