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## Cromwell Road , Rushden, NN10 0DS

**£160,000**



Prime Choice are pleased to present this excellent investment opportunity to the market. The two bedroom terraced property is located close to the Town Centre and the new Rushden Lakes Development and the property comprises of an entrance hallway, living room, dining room, kitchen and family bathroom. Additional benefits include UPVC double glazing, electric heating and an enclosed rear garden.



## Porch

02'11 x 02'07 (0.89m x 0.79m)

Double glazed front door leading into porch. Door leading to hallway.

## Hall

10'09 x 02'07 (3.28m x 0.79m)

Stairs leading to landing. Door leading to living room.

## Living Room

10'09 x 10'04 into recess (3.28m x 3.15m into recess)

UPVC double glazed to front elevation. Electric heater. Sockets.

## Dining room

11'02 x 10'07 (3.40m x 3.23m)

UPVC double glazed to rear elevation. Electric heater. Door leading to kitchen. Sockets.

## Kitchen

09'00 x 07'08 (2.74m x 2.34m)

UPVC double glazed to side elevation. Base and eye level units. Sink. Sockets. Access to larder. Doors leading to rear garden.

## Master Bedroom

13'09 x 10'10 (4.19m x 3.30m)

UPVC double glazed to front elevation. Electric heater. Sockets.

## Bedroom Two

11'01 x 08'03 (3.38m x 2.51m)

UPVC double glazed to rear elevation. Sockets.

## Bathroom

08'10 x 07'07 (2.69m x 2.31m)

UPVC double glazed to rear elevation. White bathroom suite. Cupboard housing immersion.

## Disclosure

The toilet block at the rear of the property is in disrepair with visible movement cracks. The seller has not had a survey conducted and has advised that any prospective buyer needs to take into consideration that the toilet block would need to be knocked down. This has been taken into consideration with regards to the asking price for the property.

## Disclaimer

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 will be 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.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

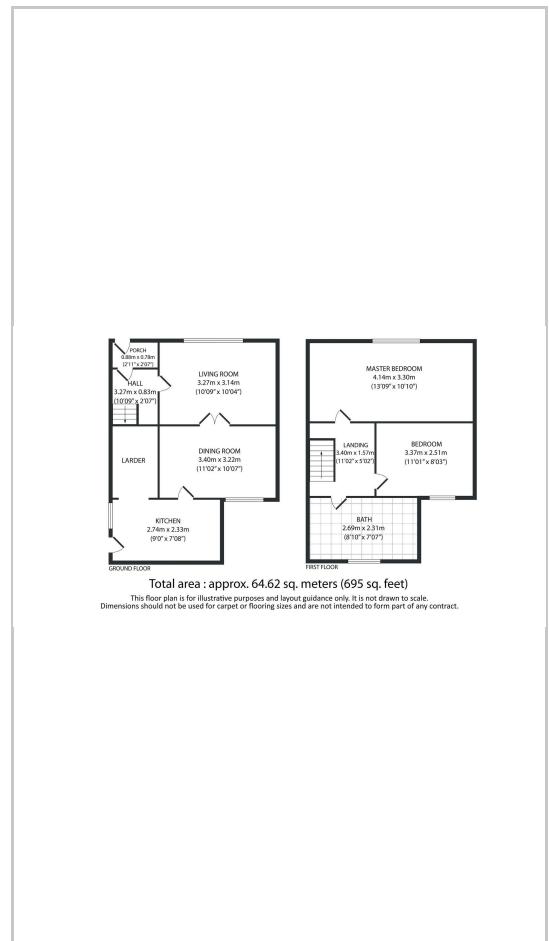
6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Floor Plans



## Energy Efficiency Graph

