

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



## Epsom Close

, Rushden, NN10 0YQ

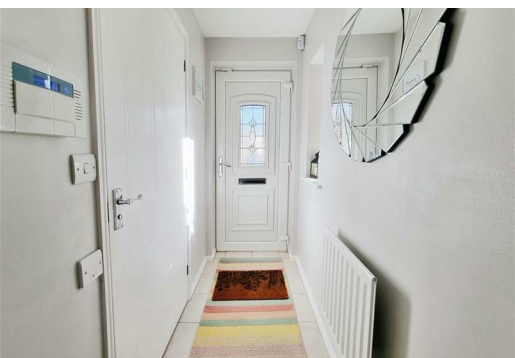
Chain Free £260,000



Prime Choice presents this immaculately presented three-bedroom family home. Benefitting from a beautifully designed kitchen, driveway parking, and three good-sized bedrooms.

The property is accessed via the entrance hall with a downstairs cloakroom. The living room has stairs to the landing (with an under stairs cupboard) and a door leading to the kitchen and dining room. The landing has doors leading to the three bedrooms and family bathroom.

Outside, to the rear, is a fully enclosed rear garden with a patio and lawn. The front garden is mostly laid to lawn with a separate driveway providing off-road parking.



## Entrance Hall

06'07" x 03'02" (2.01m x 0.97m)

UPVC double glazed front door. Doors leading to cloakroom and living room.

## Cloakroom

06'007" x 02'08" (2.01m x 0.81m)

UPVC double glazed to front elevation. Sink & vanity unit. Low level W.C. Radiator. Fuse box.

## Living Room

15'09" x 14'06" (4.80m x 4.42m)

UPVC double glazed to front elevation. Fireplace. Radiator. Under stairs cupboard.

## Kitchen/Diner

14'05" x 08'03" (4.39m x 2.51m)

UPVC double glazed to rear elevation including patio doors to rear garden. Modern fitted kitchen w/ workspace, tiled splash backs, base and eye level cupboards.

## Landing

Doors leading to bedroom one, two, three and family bathroom. Access to loft space.

## Bedroom One

13'05" x 08'04" (4.09m x 2.54m)

UPVC double glazed to front elevation. Radiator.

## Bedroom Two

10'09" x 08'04" (3.28m x 2.54m)

UPVC double glazed to rear elevation. Radiator.

## Bedroom Three

10'01" x 05'10" (3.07m x 1.78m)

UPVC double glazed to front elevation. Radiator. Airing cupboard housing immersion tank.

## Bathroom

06'02" x 05'07" (1.88m x 1.70m)

UPVC double glazed to rear elevation. Thermostat shower. Low level W.C. Sink and vanity unit. Radiator.

## Gardens

Outside, to the rear, is a fully enclosed rear garden with a patio and lawn. The front garden is mostly laid to lawn with a separate driveway providing off-road parking.

## 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.

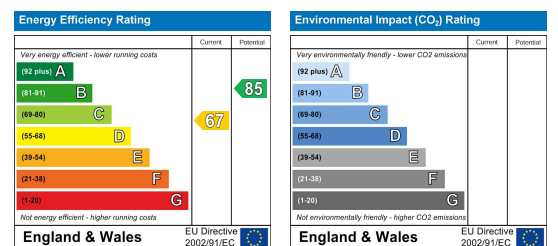
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.