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Robinson Road

, Rushden, NN10 0EH

Chain Free £195,000

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Prime Choice are pleased to offer for sale this spacious two-bedroom mid-terraced home, situated in an established residential area of Rushden and offered to the market with no onward chain.

Extending to approximately 879 sq. ft., the property offers considerably more accommodation than might initially be expected from a two-bedroom terraced home, with a particularly practical layout arranged over two floors.

The ground floor provides two separate reception rooms, allowing clearly defined living and dining spaces, together with a fitted kitchen, a useful separate utility room and ground floor cloakroom. Upstairs are two well-proportioned bedrooms and a notably generous family bathroom incorporating both a bath and separate shower cubicle.

Outside, the property benefits from an enclosed rear garden, while further features include gas radiator central heating and double glazing.

With its generous proportions, versatile ground-floor accommodation and chain-free position, the property would make an excellent purchase for first-time buyers, couples, a small family or buyers looking for more space than is

Entrance Hall
Entrance door leading into the hallway, with staircase rising to the first floor and access through to the ground-floor accommodation.

Lounge
11'3" x 10'7" into recess (3.43m x 3.23m into recess)
A well-proportioned front reception room with double glazed window to the front aspect, radiator and feature fireplace. A comfortable main living space which opens through towards the dining room.

Dining Room
11'2" x 11'0" into recess (3.40m x 3.35m into recess)
A generous second reception room providing ample space for a dining table and additional furniture. Window, radiator and access through to the kitchen.

Kitchen
10'6" x 7'10" (3.20m x 2.39m)
Fitted with a range of wall and base units with work surfaces over, sink and drainer, built-in oven and gas hob and integrated dishwasher. Window to the side aspect and access through to the utility room.

Utility Room
A particularly useful addition to the property, providing further storage and worktop space, plumbing for washing machine, radiator and access to the rear garden.

Ground Floor Cloakroom
Fitted with WC and wash hand basin.

First Floor Landing
Providing access to both bedrooms, bathroom and loft space.

Bedroom One
13'11" x 11'3" into recess (4.24m x 3.43m into recess)
A generous principal double bedroom spanning the front of the property, with double glazed window, radiator and fitted wardrobe.

Bedroom Two
11'2" x 8'7" into recess (3.40m x 2.62m into recess)
A good-sized second bedroom with double glazed window and radiator, suitable as a bedroom, guest room or home office.

Bathroom
An unusually spacious bathroom fitted with a panelled bath, separate shower cubicle, wash hand basin and WC. Obscure double glazed window, extractor fan and radiator.

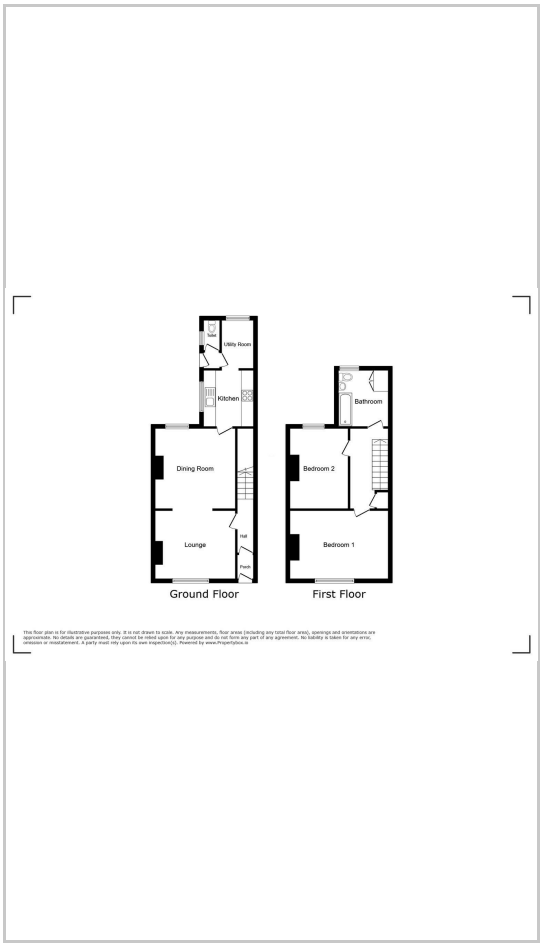
Outside
The property benefits from an enclosed rear garden providing useful private outside space with established planting and room for outdoor seating.

Location
Robinson Road is an established residential road within Rushden, conveniently positioned for access to the town centre and everyday amenities, with schools, shops and transport links within the wider area.

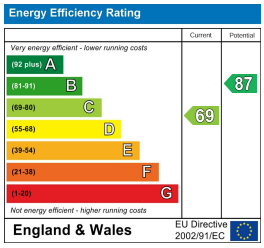
Disclaimer
1.Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
2. Photographs: Some images may have been taken with a wide-angle lens to help show the space or layout.
3. Measurements & Fixtures: All sizes are approximate and for guidance only. Buyers should confirm before incurring costs. We have not tested any appliances or systems.
4. Title & Legal Checks: Prime Choice Ltd has not checked the legal title or planning consents. Buyers must confirm these with their solicitor.
5. Offer Process: We may request proof of deposit or an Agreement in Principle when an offer is made, to ensure vendors are dealing with serious buyers. All information is treated in confidence.
6. General Information: These details are provided to help you decide whether to view. They do not form part of any offer or contract. Buyers are advised to make their own investigations and obtain a survey before exchange.

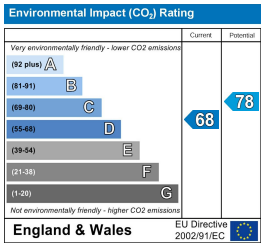
Area Map

Floor Plans



Energy Efficiency Graph





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