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## East Street , Stanwick, NN9 6PX

Chain Free £230,000



Prime Choice highly recommends viewing this charming two-bedroom terraced house in the sought-after village of Stanwick. Offered with no onward chain, the property comprises a lounge, a fitted kitchen, a downstairs bathroom, and two first-floor bedrooms. Key features include UPVC double glazing, gas radiator central heating, and an enclosed rear garden. Ideal for first-time buyers or investors seeking a property in a picturesque setting.



## Living Room

UPVC double glazed window to front elevation. Open fire. Radiator. Power points. TV aerial.

## Kitchen

Double glazed window to rear elevation. Fitted oven and hob. Extractor fan. White base units. Stainless steel sink with drainer. Plumbing for washing machine. Tiled splash backs. Tiled effect vinyl flooring. Radiator. Understairs cupboard. Power points.

## Bedroom One

Double glazed window to front elevation. Radiator. Power points.

## Bedroom Two

Double glazed window to rear elevation. Radiator. Cupboard. Power points.

## Bathroom

Double glazed window to side elevation. White suite comprising of low level w/c, bath and wash hand basin. Tiled splash back. Shower over bath.

## Rear Garden

Enclosed with wooden panel fencing. Laid to lawn. Concrete path leading to rear garden gate and driveway.

## Buyer's Note

Please be aware that signs of damp have been observed in the living room adjacent to the chimney. This may relate to the chimney itself, the pointing of the external end terrace wall, or minor rising damp. Prospective buyers are advised to consider this when making their offer.

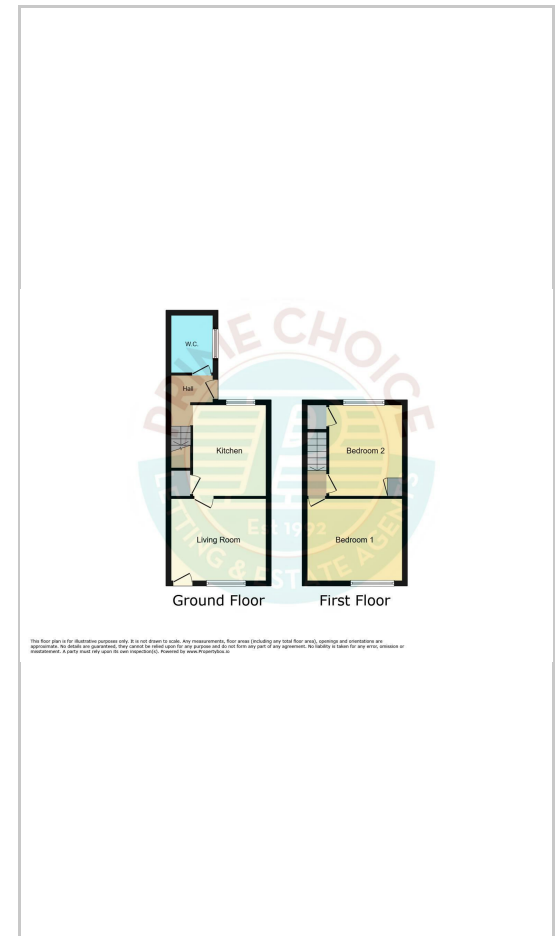
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- 1: MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars 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.

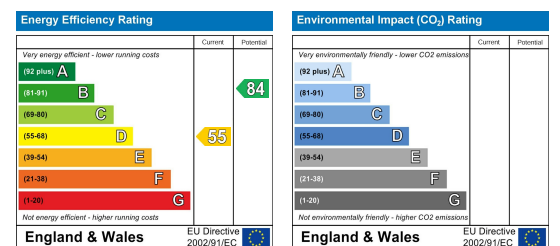
## Area Map



## 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.