

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



Grove Road , Rushden, NN10 0JX

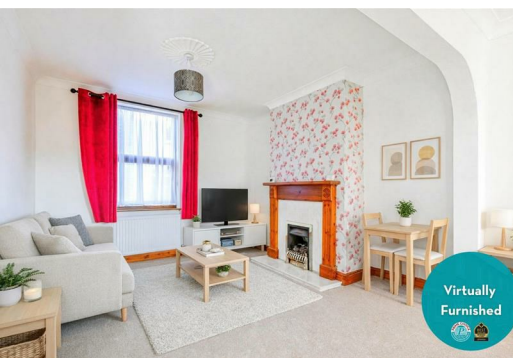
Chain Free £170,000



Prime Choice, Rushden present this well-maintained two-bedroom mid-terrace home, conveniently situated close to Rushden town centre and a range of local amenities. The property offers a balance of character features and practical living space.

The ground floor comprises two reception rooms and a galley-style fitted kitchen, while upstairs there are two bedrooms, including a second bedroom with the benefit of an en-suite WC, alongside a family bathroom featuring both a separate bath and shower cubicle. Externally, the property enjoys an enclosed rear garden with a useful workspace/storage area at the rear of the garden. Further benefits include gas central heating and double glazing throughout.

An ideal purchase for first-time buyers, investors, or those seeking a conveniently located home.



Hall

16'4" x 2'7" (4.99 x 0.80)

Welcoming porch leading to entrance with access to the main reception room and staircase rising to the first floor.

Living Room

10'7" x 10'5" (3.23m x 3.18m)

A bright front reception room with window to the front aspect, radiator, fireplace and fitted carpet.

Dining Room

12'8" x 12'0" (3.86m x 3.66m)

Second reception room positioned to the rear of the property, providing ample space for a dining table or additional seating area. Access through to the kitchen.

Kitchen

19'3" x 6'7" (5.87m x 2.01m)

A galley-style fitted kitchen offering a range of base and wall-mounted units, work surfaces, and tiled splashbacks. Integrated oven, space for additional appliances, under-stairs storage cupboard and window overlooking the rear garden. Door providing access to the garden.

Landing

Providing access to all first-floor rooms and loft space.

Main Bedroom

14'7" x 10'9" (4.45m x 3.28m)

A well-proportioned double bedroom positioned at the front of the property, with window allowing natural light, radiator, and fitted carpet.

Second Bedroom

11'10" x 8'3" (3.61m x 2.51m)

A further bedroom overlooking the rear garden, benefiting from its own en-suite WC with wash hand basin, making it ideal as a guest room or home office.

Ensuite

Fitted with a low-level WC and wash hand basin.

Bathroom

9'10" x 6'9" (3.00 x 2.06)

Spacious family bathroom fitted with a panelled bath and a separate shower cubicle, low-level WC, and wash hand basin. Finished with tiled surrounds and a window for natural ventilation.

Garden

The rear garden is enclosed and offers a mix of paved and gravelled areas, with the added benefit of a brick build barn allowing secure storage — ideal for hobbies or a small workshop.

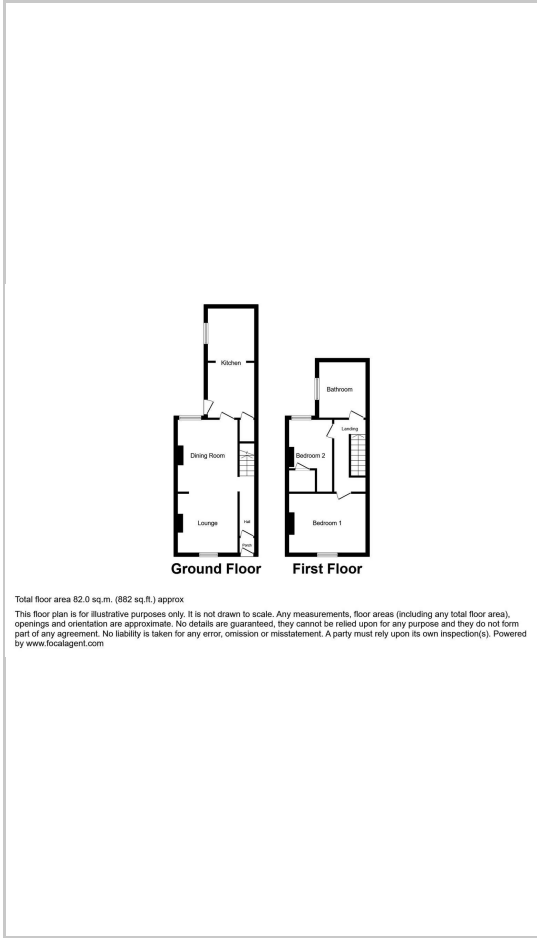
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- 1. Money Laundering: Buyers will need to provide ID, proof of address, and evidence of funds in line with current regulations. If funds are from a third party (e.g. family), we may also request their documents.
- 2. Photographs: Some images may have 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.
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- 7. Virtually staged images are for reference purpose only.

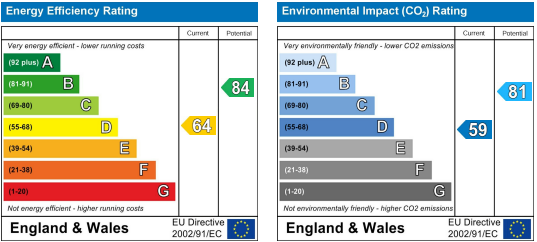
Area Map



Floor Plans



Energy Efficiency Graph



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