

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



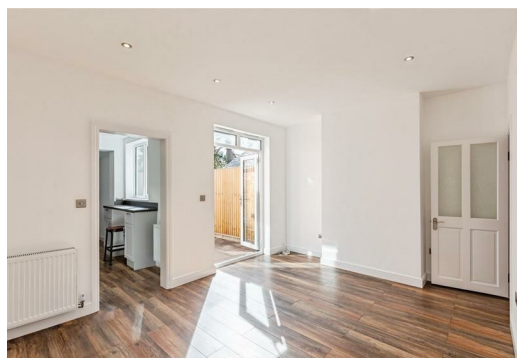
Winchester Road

, Rushden, NN10 0HW

Chain Free £210,000



This beautifully refurbished two-bedroom mid-terrace home is ideally located close to Rushden town centre and local amenities. Finished to a high standard throughout, the property combines modern style with practical living, offering two generous reception rooms, a sleek refitted kitchen, and a stylish shower room. Upstairs, there are two well-proportioned double bedrooms, both presented in neutral décor. Outside, the property benefits from a private courtyard and a lawned rear garden, providing the perfect balance of indoor and outdoor living. With gas radiator central heating and uPVC double glazing, this home is ready to move into and enjoy.



Entrance Hall

Welcoming hallway with access to the lounge and stairs rising to the first floor. Decorated in neutral tones with practical flooring.

Living Room

11'04" x 10'x10" (3.45m x 3.05mx3.05m)

A bright and inviting front reception room with large window to the front aspect, radiator, and wood-effect flooring.

Dining Room

14'06" x 10'11" (4.42m x 3.33m)

Generous second reception room with French doors opening directly onto the courtyard, creating a seamless link to the garden. With space for a family dining table, this versatile room works equally well for entertaining or as a second lounge. Radiator and recessed spotlights.

Kitchen

15'08" x 06'08" (4.78m x 2.03m)

Recently refitted with a contemporary range of units and work surfaces. Integrated oven, hob and extractor, stainless steel splashback, and breakfast bar area. Two windows provide excellent natural light and views to the rear garden. Finished with wood-effect flooring and spotlights.

First Floor Landing

Bright landing with access to all first-floor rooms.

Bedroom One

14'06" x 11'03" (4.42m x 3.43m)

A well proportioned double bedroom at the front of the property. Twin windows give the space natural light. Recently decorated with carpet and radiator.

Bedroom Two

11'00" x 10'11" (3.35m x 3.33m)

Another well-sized double bedroom overlooking the rear garden. Neutrally decorated with carpet and radiator.

Bathroom

08'04" x 07'02" (2.54m x 2.18m)

Stylish and modern, the refitted shower room comprises walk-in shower enclosure with rainfall head, vanity wash basin with storage, and WC. Attractive tiled flooring, chrome heated towel rail, frosted window, and recessed lighting.

Garden

French doors lead onto a paved courtyard, ideal for outdoor seating or dining. Beyond lies a private lawned garden, enclosed by fencing. A low-maintenance space offering plenty of potential for personalisation.

Disclosure

In accordance with industry guidelines, we advise that there is a personal association between the seller and an employee of Prime Choice.

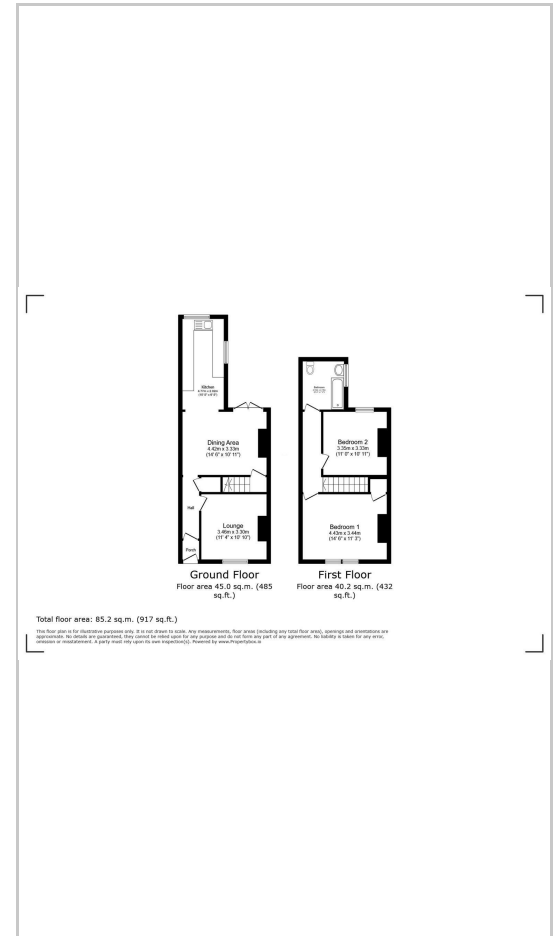
Disclaimer

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.

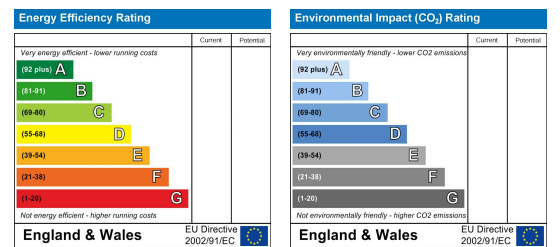
Area Map



Floor Plans



Energy Efficiency Graph



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