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## Victoria Road , Rushden, NN10 0AH

Chain Free £150,000



Prime Choice is delighted to present this 2-bedroom terraced home, ideally located in the heart of Rushden Town Centre. The property is fully double glazed and benefits from gas central heating throughout. Internally, it comprises a spacious living room, a well-sized kitchen, two double bedrooms, an en-suite to the master bedroom, and a convenient downstairs bathroom.

Additional features include an enclosed rear garden and a rear outhouse, which is accessed via a private right of way. While there is currently no planning permission, the former outdoor storage area may present an opportunity for demolition and the creation of an off-road parking space, subject to council approval and access from the private road behind.

Currently tenanted with a long-term resident, this property presents an excellent investment opportunity.



## Hallway

Double Glazed Front Door, Leading To Kitchen And Living Room.

## Living Room

12'06" x 10'00" (3.81m" x 3.05m")

UPVC double glazed to front elevation. Radiator. Electric Fire.

## Kitchen

12'06" x 10'03" (3.81m" x 3.12m")

UPVC double glazed to rear elevation. Fitted base and eye level units. Extractor hood. Tiled splash backs. Work space. Power points. Plumbing for washing machine and space for fridge freezer. Door leading to inner hall, bathroom and rear garden. Tiled flooring.

## Bedroom One

11'7" x 10'00" (3.53m" x 3.05m")

Coving to ceiling. Double glazed window to front elevation. Built in wardrobes. Door to ensuite.

## Ensuite

10'00 x 04'11" (3.05m x 1.50m")

Window to front elevation. Toilet, basin and bath. Radiator. Cupboard housing hot water tank.

## Bedroom Two

12'07" x 10'07" (3.84m" x 3.23m")

Double glazed window to rear elevation.

## Bathroom

07'00" x 06'10" (2.13m" x 2.08m")

Window to rear elevation. Toilet, basin and bath with shower over. Radiator.

## 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.

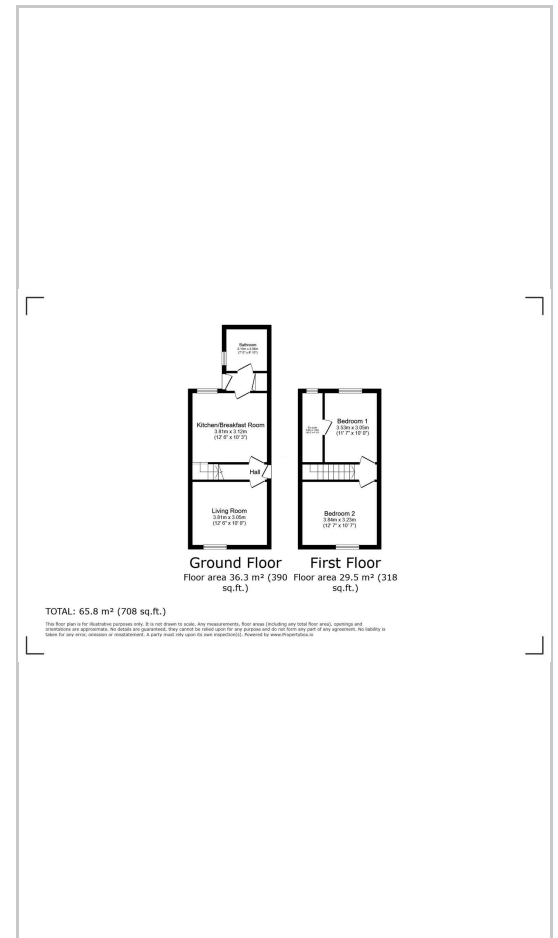
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Prime Choice Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

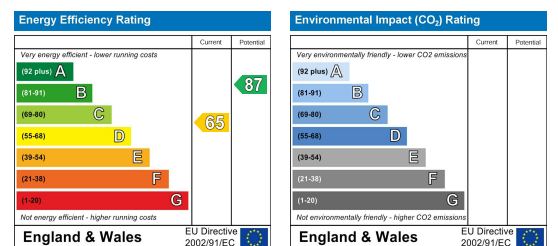
## Area Map



## 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.