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## Cromwell Road

, Rushden, NN10 0DS

£160,000



Prime Choice are please to present this excellent investment opportunity to the market. The two bedroom terraced property is located close to the Town Centre and the new Rushden Lakes Development and the property comprises of an entrance hallway, living room, dining room, kitchen and family bathroom. Additional benefits include UPVC double glazing, electric heating and an enclosed rear garden.



## Porch

02'11 x 02'07 (0.89m x 0.79m)

Double glazed front door leading into porch. Door leading to hallway.

## Hall

10'09 x 02'07 (3.28m x 0.79m)

Stairs leading to landing. Door leading to living room.

## Living Room

10'09 x 10'04 into recess (3.28m x 3.15m into recess)

UPVC double glazed to front elevation. Electric heater. Sockets.

## Dining room

11'02 x 10'07 (3.40m x 3.23m)

UPVC double glazed to rear elevation. Electric heater. Door leading to kitchen. Sockets.

## Kitchen

09'00 x 07'08 (2.74m x 2.34m)

UPVC double glazed to side elevation. Base and eye level units. Sink. Sockets. Access to larder. Doors leading to rear garden.

## Master Bedroom

13'09 x 10'10 (4.19m x 3.30m)

UPVC double glazed to front elevation. Electric heater. Sockets.

## Bedroom Two

11'01 x 08'03 (3.38m x 2.51m)

UPVC double glazed to rear elevation. Sockets.

## Bathroom

08'10 x 07'07 (2.69m x 2.31m)

UPVC double glazed to rear elevation. White bathroom suite. Cupboard housing immersion.

## Disclosure

The toilet block at the rear of the property is in disrepair with visible movement cracks. The seller has not had a survey conducted and has advised that any prospective buyer needs to take into consideration that the toilet block would need to be knocked down. This has been taken into consideration with regards to the asking price for the property.

## Disclaimer

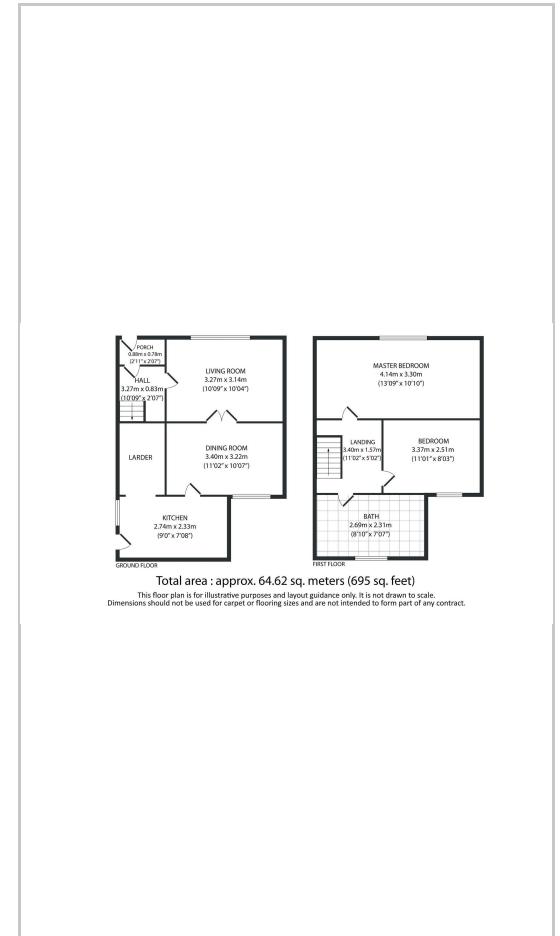
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before 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.
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## Area Map



## Floor Plans



## Energy Efficiency Graph

