



Cromwell Road  
, Rushden, NN10 0DS

**£145,000**



# Cromwell Road

, Rushden, NN10 0DS



## Description

**\*VIDEO TOUR AVAILABLE\*** Prime Choice are delighted to offer this excellent investment opportunity to the market. The property requires renovation but represents an attractive opportunity for an investment landlord or to become a family home. The 3 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, utility room and family bathroom. Additional benefits include UPVC Double Glazing and enclosed rear garden.

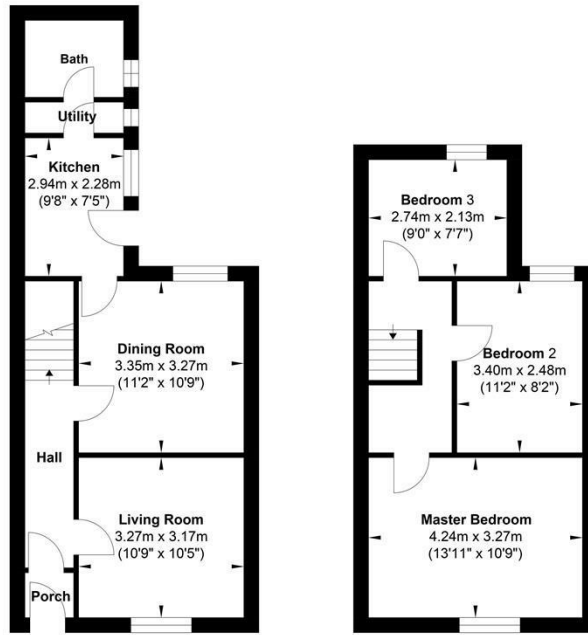
- Excellent Investment Opportunity
- Three Bedrooms
- Galley Kitchen
- Family Bathroom
- Requires Some Renovation
- Separate Living Room And Dining Room
- Utility Room
- Video Tour Available





## Floor Plan

### 39 Cromwell



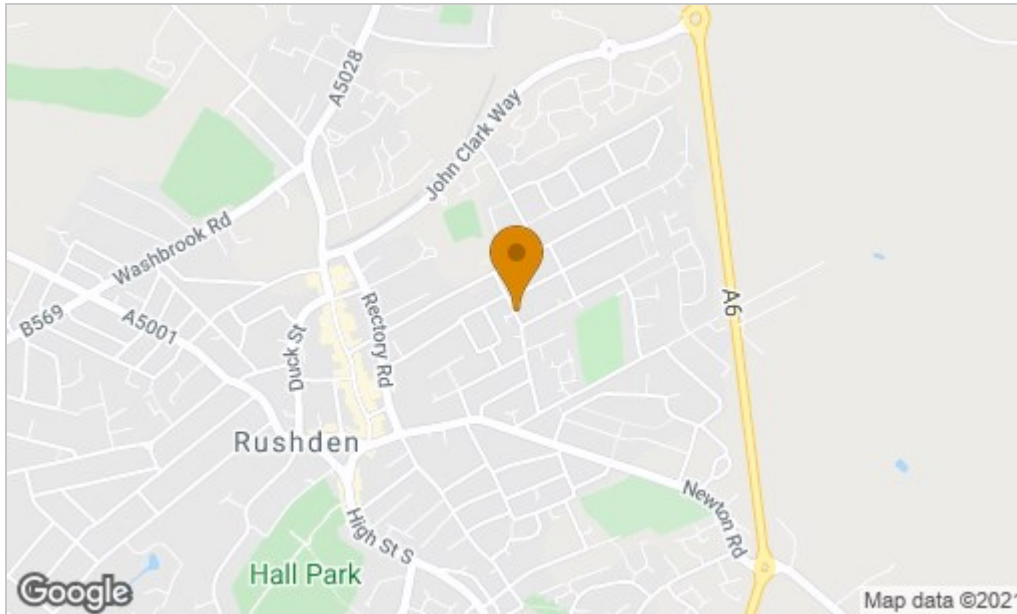
Ground Floor

First Floor

Gross Internal Floor Area : 74.06 m2 ... 797.17 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Viewing

Please contact our Rushden Office on 01933 316 131 if you wish to arrange a viewing appointment for this property or require further information.

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.

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

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