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## Portland Road

Rushden, Northants, NN10 0DJ

**£230,000**



Prime Choice are delighted to offer this newly refurbished three bedroom family home. The end terrace property is located close to the Town Centre and the new Rushden Lakes Development and the property comprises of an entrance hallway, living room, kitchen / dining room, family bathroom, conservatory and a double garage. Additional benefits include UPVC double glazing and enclosed rear patio garden.



## Entrance Hall

11'07 x 06'00 (3.53m x 1.83m)

UPVC double glazed to front elevation. Stairway to landing. Doors to living room and kitchen/dining room. Sockets. Radiator.

## Living Room

13'03 x 11'05 (4.04m x 3.48m)

UPVC double glazed window to front elevation. Sockets. Radiator.

## Kitchen / Dining Room

19'07 x 09'02 (5.97m x 2.79m)

UPVC double glazed to rear elevation. Door to conservatory. Fitted base and eye level units including oven and hob. Door to cupboard housing the boiler. Sockets. Radiator.

## Conservatory

13'01 x 08'00 (3.99m x 2.44m)

UPVC walls and windows. Patio doors to rear garden.

## Bedroom One

13'04 x 11'05 (4.06m x 3.48m)

UPVC double glazed to front elevation. Sockets. Radiator.

## Bedroom Two

10'05 x 10'05 (3.18m x 3.18m)

UPVC double glazed to rear elevation. Built in wardrobes. Sockets. Radiator.

## Bedroom Three

08'11 x 06'11 (2.72m x 2.11m)

UPVC double glazed to rear elevation. Sockets. Radiator.

## Bathroom

06'09 x 06'02 (2.06m x 1.88m)

UPVC double glazed to front elevation. White bathroom suite. Heater.

## Double Garage

Include sockets and lights.

## 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.

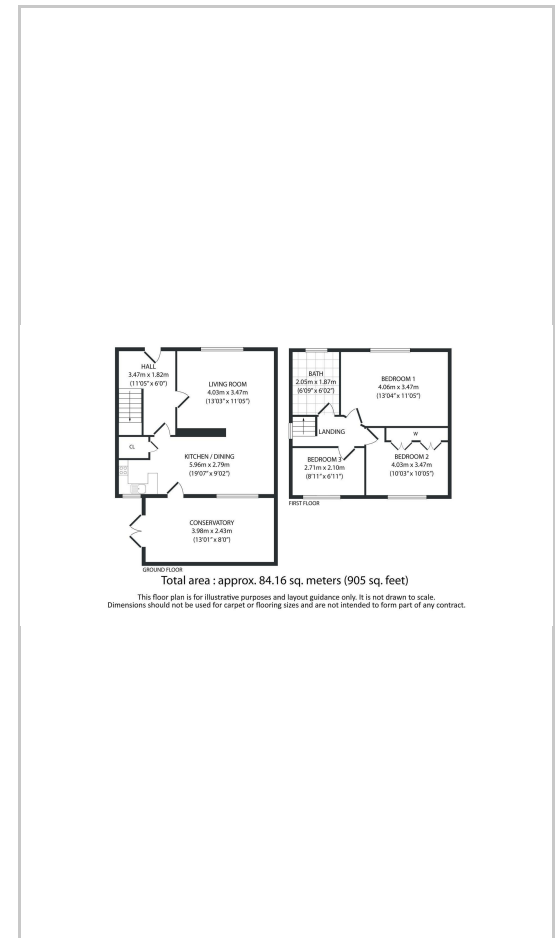
5: Prime Choice Ltd has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

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

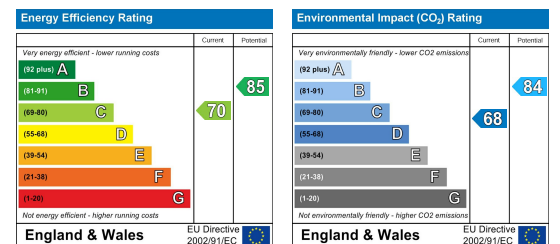
## Area Map



## 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.