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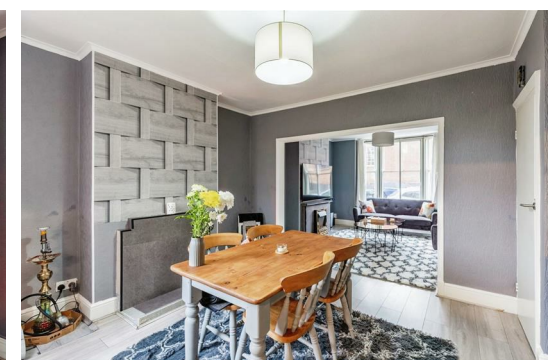
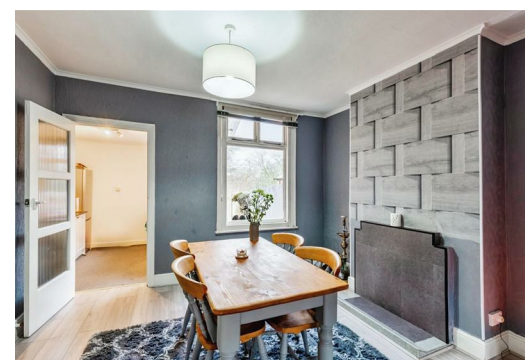
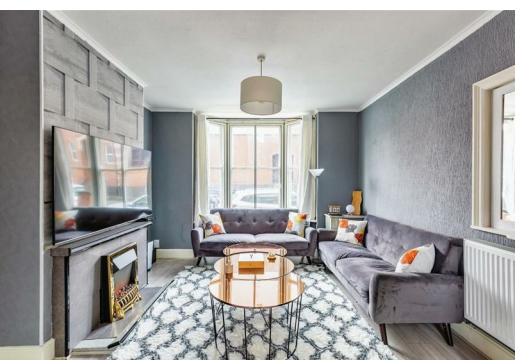
## Spencer Road , Rushden, NN10 6AD

Chain Free £179,000



Prime Choice presents this well presented two-bedroom Victorian terraced property, offered with no onward chain. The home includes a lounge, dining room, fitted kitchen, an upstairs bathroom, and two first-floor bedrooms. Notable features include gas radiator central heating and an enclosed rear garden with direct access to Spencer Park.

Conveniently located, the property provides easy access to local schools and amenities, with the high street just a five-minute walk away.



## Living Room

11'01" x 11'07" (3.38m x 3.53m)

Wooden windows to front elevation. Radiator. Sockets.

## Dining Room

12'00" x 11'07" (3.66m x 3.53m)

Wooden windows to rear elevation. Radiator. Sockets.

## Kitchen

10'02" x 07'11" (3.10m x 2.41m)

Wooden window to side elevation. Extractor fan. White base units. Stainless steel sink with drainer. Plumbing for washing machine. Tiled splash backs. Radiator. Under stairs cupboard. Power points.

## Store Room

09'02" x 04'11" (2.79m x 1.50m)

Brick built out house. Potential to extend the kitchen or convert to a utility room.

## Bedroom One

15'00" x 11'01" (4.57m x 3.38m)

Wooden window to front elevation. Radiator. Power points.

## Bedroom Two

11'03" x 09'06" (3.43m x 2.90m)

Wooden window to rear elevation. Radiator. Power points.

## Bathroom

10'02" x 07'11" (3.10m x 2.41m)

Wooden window to rear elevation. White suite comprising of low level w/c, bath and wash hand basin. Separate shower cubicle with thermostat shower. Tiled splash back.

## Declaration

In accordance with The Property Ombudsman guidelines, we disclose that the owner of this property is an employee of Prime Choice. This declaration is intended to provide transparency and avoid any potential conflict of interest.

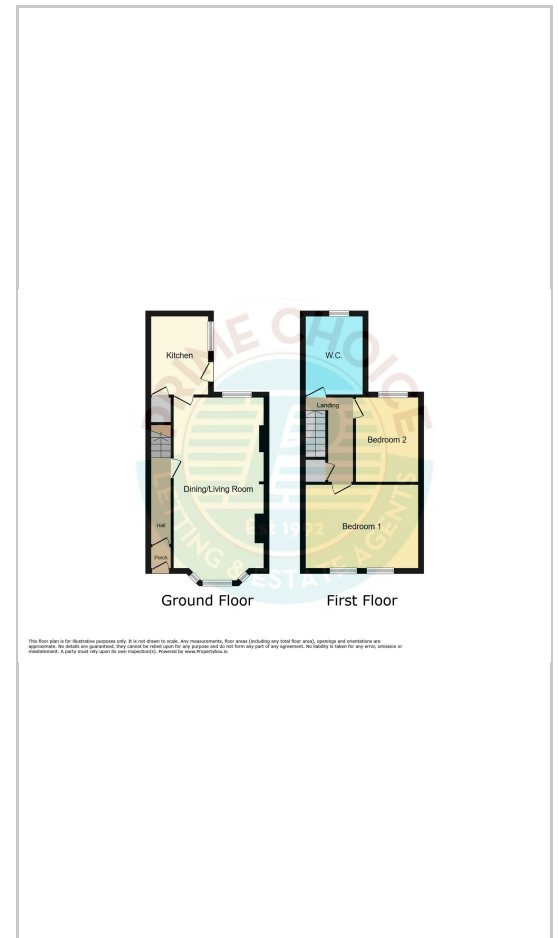
## Disclaimer

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.

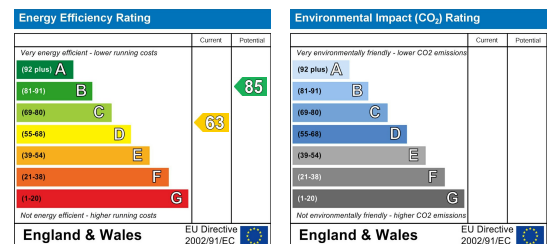
## Area Map



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