



## Rushton Road, Desborough NN14 2RR

- TWO bedrooms
- NO CHAIN
- Arranged over three storeys
- Refitted Kitchen
- Three separate reception areas
- Guest WC

PRICE  
£198,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**\*\*IN PERSON AND VIDEO VIEWINGS AVAILABLE\*\*** Offered with NO CHAIN is this well presented TWO bedroom terraced house arranged over three floors and ideally located close to the town centre and local schools. The house is central heated via a combination boiler and double glazed, with other benefits to include three reception areas, guest WC and refitted Kitchen. The overall accommodation comprises ground floor Lounge and Kitchen/Dining Room, first floor landing, two bedrooms and bathroom and lower ground floor providing two further reception rooms, lean to and guest WC. Outside is an enclosed front court, shared side entry and larger rear garden. Viewing is recommended.

## ENTER

Via obscured double glazed door into Lounge/Sitting Room

## LOUNGE/SITTING ROOM

12'7" x 9'4" (3.85m x 2.85m)

Having Upvc double glazed window to front, double panelled radiator and doorway to Inner Hallway

## INNER HALLWAY

Having stair case raising to first floor landing and doorway to Kitchen/Dining Room

## KITCHEN/DINING ROOM

9'8" x 12'7" (2.95m x 3.85m)

A range of refitted high gloss high and base level cupboard unit with drawer space and work tops, stainless steel one and half bowl single drainer sink unit with mixer tap, four plate electric hob and electric oven, having extractor fan and hood, appliance space to include plumbing for automatic washing machine, plus further appliance space, wall mounted boiler, Upvc double glazed window to rear, single panelled radiator, door way with stair case descending to lower floor

## FIRST FLOOR LANDING

Having door to Bedroom One and doorway to open plan recess with further door to Bathroom and access to Bedroom Two

## BEDROOM ONE

9'4" x 12'7" (2.85m x 3.85m)

Having Upvc double glazed window to front, single panelled radiator and loft hatch

## BEDROOM TWO

9'4" max narrowing to 6'3"9" min x 7'8" (2.85m max narrowing to 1.95m min x 2.35m)

single room having Upvc double glazed window to rear and single panelled radiator

## BATHROOM

three piece suite comprising of close coupled Wc, pedestal wash hand basin

and panelled bath with shower and screen over with tiled surrounds, obscured double glazed window to rear, single panelled radiator and extractor fan

## LOWER GROUND FLOOR

Having ceramic tiled flooring, doorways to Study Room and Further Lounge/Reception Room

## STUDY

12'3" x 8'8" (3.75m x 2.65m)

Continuation of ceramic tiled flooring, obscured window to front, spot lights to ceiling and single panelled radiator

## LOUNGE/RECEPTION ROOM

12'3" x 9'4" (3.75m x 2.85m)

Continuation of ceramic tiled flooring, double panelled radiator, spot lights, doorway to understairs storage cupboard and Upvc double glazed window and Upvc double glazed door to Garden Room

## GARDEN ROOM

5'4" x 7'4" (1.65m x 2.25m)

Continuation of ceramic tiled flooring, having Perspex room, door to Cloakroom/Wc and Upvc double glazed French doors giving outlook and access to rear garden

## CLOAKROOM/WC

continuation of ceramic tiled flooring, wall mounted wash hand basin, close coupled Wc, feature exposed brick walls

## OUTSIDE FRONT

Small court yard front garden with low retaining brick wall and steps to entrance door,

## OUTSIDE REAR

The rear garden has immediate paved patio, stepping on to gravel garden leading to further artificial lawn and decking areas, the rear garden is enclosed by brick wall and timber panelled fencing with pedestrian access to shared passageway to front of the property



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