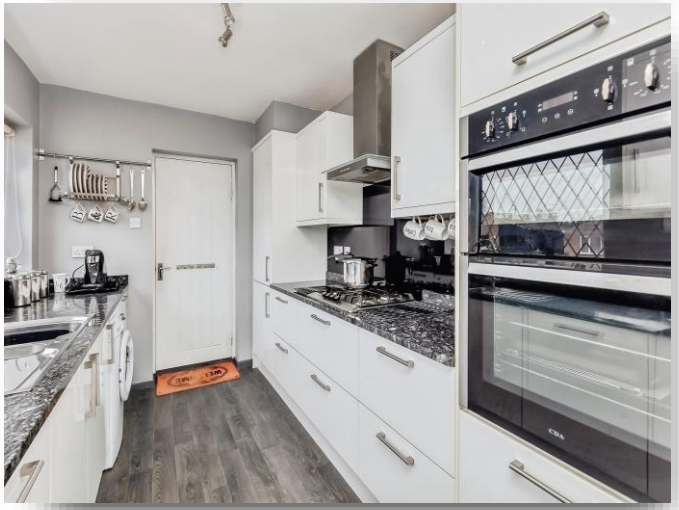






**Firdale Avenue, Rushden NN10 6ED**

william h brown

***welcome to***

## Firdale Avenue, Rushden

Occupying a sought-after position on Firdale Avenue, this well-presented two-bedroom bungalow offers spacious and versatile accommodation throughout.













**Agents Note**
An AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

**Entrance Porch**
Double glazed French doors to the front aspect, double glazed side windows to the front aspect, doors to the snug and kitchen.

**Dining Room / Snug**
Window to the side aspect, radiator and door to the garden room.

**Lounge**
Double glazed window to the front aspect, double glazed door to the front aspect, radiator, television point, doors to the kitchen and inner hall.

**Kitchen**
Fitted kitchen comprising a range of matching wall and base units with granite work surfaces over, one and a half bowl stainless steel sink and drainer, splash backs, electric double oven and gas hob with cooker hood over, plumbing for washing machine, integrated fridge/freezer and dishwasher, double glazed window to the front aspect and central heating boiler.

**Inner Hall**
Storage cupboards and doors to bedrooms and bathroom.

**Bedroom One**
Double glazed window to the rear aspect, fitted wardrobes and radiator.

**Bedroom Two**
Double glazed window to the rear aspect and radiator.

**Bathroom**
Double glazed window to the side aspect, WC, wash hand basin with vanity unit, large shower cubicle, extractor fan, part tiling and heated towel rail.

**Garden Room**
Brick and UPVC construction, double glazed windows to the rear aspect, exposed brick work and double glazed door to the side aspect.

**Externally**

**Front**
Block drive to the front door, gravel area and mature planting.

**Rear Garden**
Mostly laid to paving providing a large patio area, raised planters and garden shed.

*welcome to*

## Firdale Avenue, Rushden

- Well-presented two-bedroom bungalow
- Popular Location
- Modern Kitchen With White Gloss Units And Granite Worktops
- Contemporary Shower Room
- Attractive Low-Maintenance Paved Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

# £270,000











Please note the marker reflects the postcode not the actual property

**view this property online** williamhbrown.co.uk/Property/RSD110337

The Property Ombudsman

Property Ref:
RSD110337 - 0003

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 is 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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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