



**Westfield Avenue, Rushden NN10 9RE**

**welcome to**

**Westfield Avenue, Rushden**

This nicely presented Mid Terrace home comprises: ground floor, entrance hall, lounge, kitchen/diner, rear hall and bathroom. First floor, Three bedrooms and en suite to master. Externally the rear garden is laid with lawn has a patio providing a seating area and shared gated access.



**Entrance Hall**

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, under stairs storage cupboard, radiator and door to the lounge.

**Lounge**

Double glazed bay window to the front aspect, fireplace with gas fire, radiator and door to the kitchen.

**Kitchen / Diner**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and electric hob with cooker hood over, space for fridge/freezer, double glazed patio door to the rear aspect, radiator and door to the rear hall.

**Rear Hall**

Doors to the garden, airing cupboard and bathroom.

**Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin, bath with shower over and full tiling.

**First Floor Landing**

Stairs rising from the entrance hall, access to loft space and doors to the bedrooms.

**Bedroom One**

Double glazed window to the front aspect, wood flooring and door to en suite.

**En Suite**

Double glazed window to the front aspect, WC, wash hand basin and part tiling.

**Bedroom Two**

Double glazed window to the rear aspect and radiator.

**Bedroom Three**

Double glazed window to the rear aspect and radiator.

**Externally****Front**

Picket fence, path to the front door, lawn area and mature planting.

**Rear Garden**

Mainly laid with lawn, patio providing a seating area, pathway to the garden rear, shed, fence enclosed and shared gated side access.



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welcome to

## Westfield Avenue, Rushden

- THREE BEDROOMS
- KITCHEN/DINER
- EN SUITE TO MASTER
- FRONT AND REAR GARDENS
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: G

Council Tax Band: A

# £189,950



Total floor area 71.7 m<sup>2</sup> (772 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A survey must be taken by your representative. Powered by [www.epcportal.co.uk](http://www.epcportal.co.uk)



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD110267 - 0002

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william h brown



01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



[williamhbrown.co.uk](http://williamhbrown.co.uk)