

63 Newton Road  
Rushden  
Northamptonshire  
NN10 0HG

£260,000

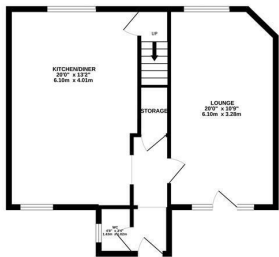


OSCAR JAMES

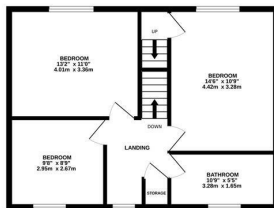
...expect excellence

# FLOOR PLANS

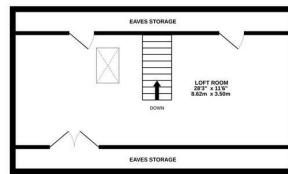
GROUND FLOOR  
568 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



2ND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 1570 sq.ft. (145.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 10/2022



## AT A GLANCE...



Large Dual Aspect Lounge



Large Kitchen Diner



Three Well Proportioned Bedrooms



Tastefully Fitted Family Bathroom



Private Rear Garden



Block Paved Driveway To Accommodate Two Cars



# WHAT'S GREAT?

A beautifully presented and deceptively spacious, three-bedroom home situated in a popular residential location which simply must be viewed to be appreciated.

Boasting off road parking and a useful loft room along with low maintenance garden, this super property represents excellent value for money and as such we expect strong interest.

Internally the accommodation comprises; entrance hall, large lounge, sociable kitchen dining room and ground floor WC.

On the first floor expect to find three generous bedrooms along with a stylishly refitted family bathroom.

In addition, there is a useful aforementioned loft room.

Viewing is absolutely essential, be quick and arrange yours today by calling selling agents Oscar James.

...expect excellence



# SELLER'S SECRET



*Why we like it....*

*To buy or not to buy....*

## OSCAR JAMES

Central Hall 1a High Street, | Wellingborough |  
NN8 4HT  
01933 830300  
[www.oscar-james.com](http://www.oscar-james.com)

---

---

---

---

---