

36 Midland Road  
Rushden  
Northamptonshire  
NN10 9UJ

£200,000

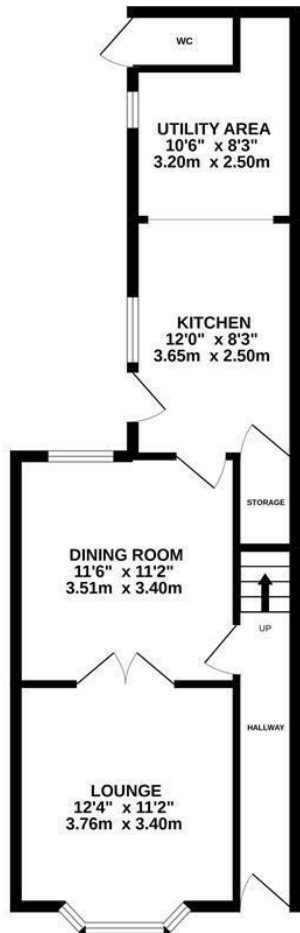


OSCAR JAMES

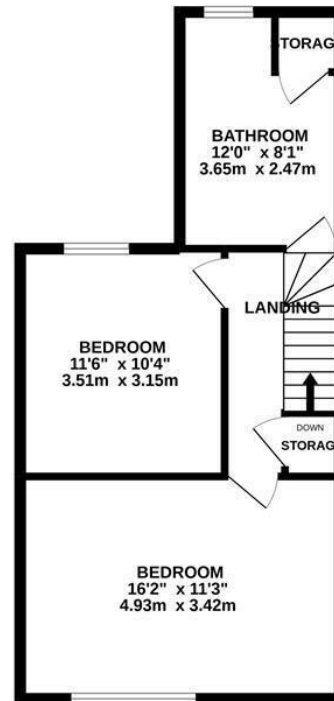
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# FLOOR PLANS

GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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.  
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## AT A GLANCE...



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## WHAT'S GREAT?

Welcome to the market this two bedroom bay fronted Victorian terrace house. The property is ideally located in the heart of the popular Northamptonshire town of Rushden and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development.

Upon entering this ideal first time buy its the entrance hall that is first to greet you which, this hallway hosts the stairs that rise to the first floor and a door that leads you into the dining room.

The dining room is a great space, there is a double glazed window to the rear and a door that leads to the kitchen/diner, the dining room also features glazed double patio style doors that lead into the lounge.

The Lounge is bay fronted and a bright and airy room, there is a feature fireplace which is the main focal point of this living space, currently the lounge is accessed via the dinning room

but could be easily opened up into one big lounge/diner.

The kitchen/diner is a fantastic size, the kitchen itself is fully fitted with a range of wall and base units which host roll top worksurfaces over, the kitchen also features a window and a door to the side that leads out to the rear garden, there is a large understair storage cupboard. the kitchen has a slight step up into a vacant space which is perfect for a dining table.

The First floor landing is accessed via the stairs that rise from the ground floor entrance hall, the landing is spacious and features are large airing cupboard and also has doors leading to both doubled bedrooms and the family bathroom which boasts a four piece suite.

Externally this property benefits from a small frontage which is protected by a brick wall with a gate for access.

To the rear this property's rear garden is a great size and is mainly laid to lawn, there is a large outside storage shed sitting on a concrete base and gated pedestrian access leading to the front of the property.

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# SELLER'S SECRET



*Why we like it....*

## OSCAR JAMES

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

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

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