



**4 Denmark Court, Rushden
Northamptonshire NN10 0YA
£129,500 Freehold**

We, the Sole Selling Agents, are delighted to present to the open market for sale this recently modernised, two bedroom modern town home, situated in an established, convenient area of the town, in a sought after residential road. The property benefits from good size master bedroom with fitted wardrobe, enclosed rear garden and off road parking for two vehicles (one to the fore and one to the rear). In addition to the above, the property offers a good size living room, newly fitted kitchen and entrance hall to the ground floor, to the first floor there is a second single bedroom, newly fitted bathroom/w.c and landing. Externally, there is also an area of front garden. As one would expect for this age of property there is double glazing, gas radiator central heating and all main services are connected.

The property represents an ideal first time purchase or buy to let investment opportunity, with an appointment to view being very highly recommended, due to the shortage of this type of property currently available for sale locally.

In summarising, view without delay.

- Newly fitted bathroom/w.c
- Newly fitted kitchen
- Re-decorated throughout
- Re-carpeted throughout
- No chain

Location

Denmark Court is situated on Denmark Road, which is situated between Oswald Road and Grove Road. The property can be identified by our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

D

Accommodation

Ground Floor

Hall

Kitchen 9'4" x 6'4" (2.85m x 1.92m)

Living Room 12'3" x 12'8" (3.73m x 3.85m)

First Floor

Bedroom 1 11'5" x 9'4" (3.47m x 2.84m)

Bedroom 2 10'2" x 6'8" (3.11m x 2.04m)

Bathroom

Landing

Loft access.

Additional Information

Full double glazed windows.

Full gas radiator central heating - boiler situated in kitchen

NB:

There is a lean-to sun room situated to the rear of the living room - if any prospective purchaser would like this removing in between exchange of contracts and completion, the vendors will carry out this work on their behalf.

Outside

Front

Front garden and off road parking for one vehicle.

Rear

Enclosed rear garden with rear gated access. Additional off road parking space to the rear, off Denmark Court - see attached plan.

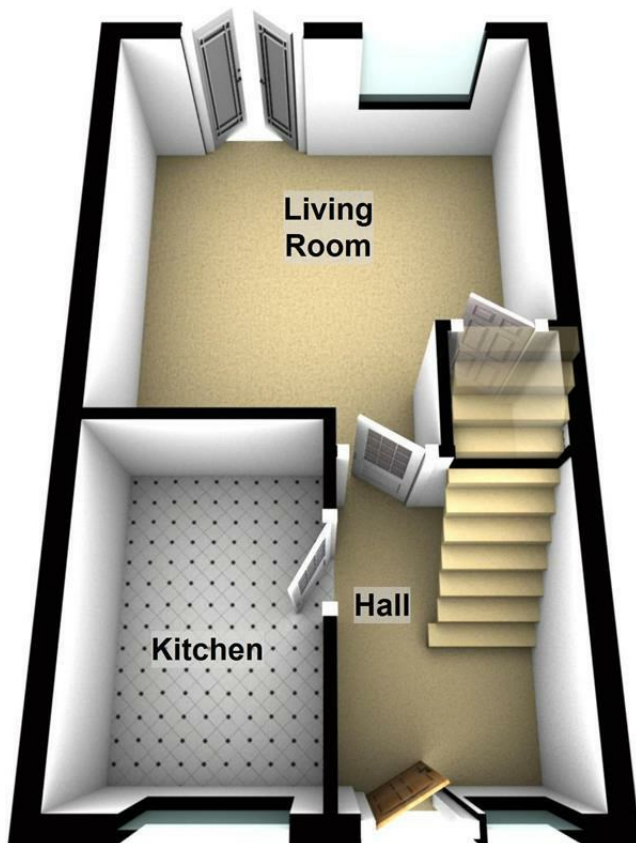
Disclaimer

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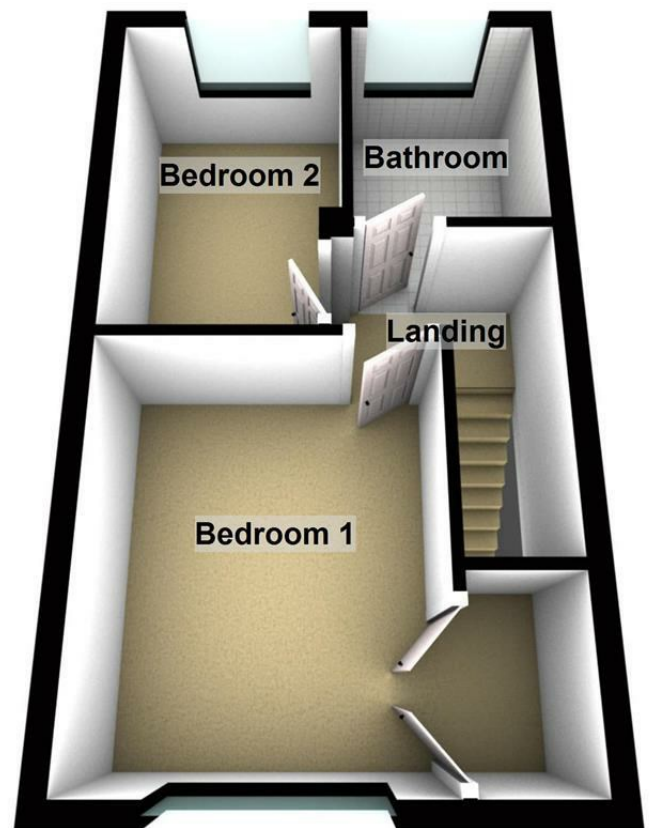
Ground Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



First Floor

Approx. 25.7 sq. metres (276.4 sq. feet)



Total area: approx. 51.4 sq. metres (552.8 sq. feet)

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