



**36 Grafton Road, Rushden
Northamptonshire NN10 0HU
£163,500 Freehold**

A 1961 constructed semi providing scope for off road parking and with a large rear garden with 2 outbuildings. Situated in a well established area towards the eastern/south eastern perimeter of the town, the property is offered for sale with no upward chain. An early viewing is advised.

- Three good size bedrooms
- Shower room (formerly a bathroom and could be converted back, if so required)
- Separate w.c
- Lounge
- Dining room
- Kitchen with pantry
- PVC double glazing & gas radiator central heating
- Loft insulation & cavity wall insulation
- Scope for off road parking, subject to dropped kerb, consents, etc
- Large rear garden with 2 outbuildings



Location

Grafton Road is situated off Hayden Road and links through to Newton Road, with the property being found as 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

To be advised.

Accommodation

Ground Floor

Hall

Lounge 12'4" x 11'10" (3.77m x 3.61m)

Dining Room 11'3" x 9'5" (3.43m x 2.88m)

Kitchen 11'3" x 8'7" (3.43m x 2.62m)

Maximum measurement plus door recess, including pantry.

First Floor

Bedroom 1 13'1" x 10'1" (3.99m x 3.08m)

Plus door recess

Bedroom 2 10'9" x 10'1" (3.28m x 3.08m)

Maximum measurement, plus door recess, including fitted wardrobes.

Bedroom 3 9'6" x 8'2" (2.89m x 2.49m)

Maximum measurement, including built in cupboard

Shower Room

W.C

Landing

Loft access. Airing cupboard housing modern gas fired combination boiler for central heating and hot water.

Additional Information

The shower room was formerly a bathroom and could be converted back, if so required.

Gas radiator central heating via modern gas fired combination boiler.

PVC double glazing.

Outside





Front

Good size area of front garden providing scope for off road parking, subject to dropped kerb, permission, etc. Side gated access through to rear garden.

Rear Garden

A large rear garden, being well established. Two outbuildings, one smaller, one larger. The rear garden is fully enclosed, with side gated access through to front.

NB:

The current owner of the property rents a garage towards the bottom end of Grafton Road via the Local Authority at an approximate rent of £45 per calendar month. We understand this garage could be used by the new owners of 36 Grafton Road, but obviously this is a separate issue entirely.

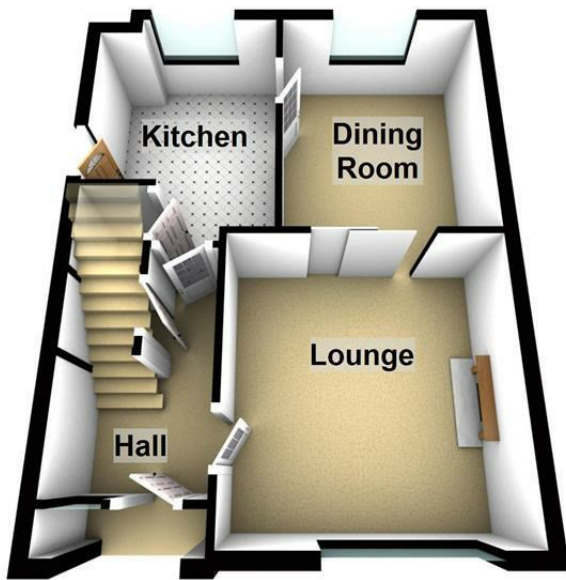
Disclaimer

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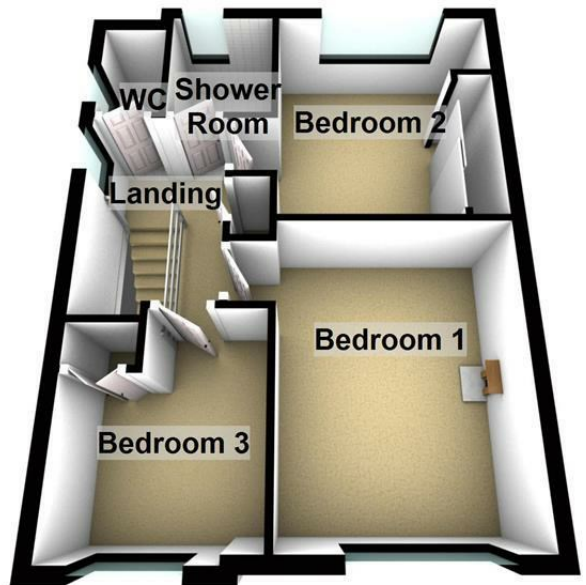
Ground Floor

Approx. 40.8 sq. metres (439.5 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 82.5 sq. metres (888.2 sq. feet)

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