



**Pratt Road, Rushden NN10 0EQ**

**welcome to**

**Pratt Road, Rushden**

This three-bedroom end of terrace house in a residential area of Rushden, Northamptonshire. offering two reception rooms, a fitted kitchen, utility, conservatory and a family bathroom. Close to local amenities, schools, Rushden Lakes and transport links including nearby road and rail connections.



**Lounge**

Entered via double glazed door to the front aspect, double glazed bay window to the front aspect, feature fireplace, radiator, television point and door to the inner hall.

**Inner Hall**

Door to the dining room and stairs rising to the first floor landing.

**Dining Room**

Double glazed French doors to the rear aspect, fireplace with log burner fire, radiator, two storage cupboards and arch to the kitchen.

**Conservatory**

UPVC construction, double glazed windows to the rear aspects and double glazed door to the rear aspect.

**Kitchen**

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, stainless steel sink and drainer, splash backs, space for cooker with cooker hood over, plumbing for dishwasher, double glazed window to the side aspect and door to the utility.

**Utility**

Double glazed window to the side aspect, a range of base units with work surfaces over, splash backs, plumbing for washing machine, space for fridge/freezer, pantry, door to the bathroom and double glazed door to the side aspect.

**Bathroom**

Double glazed window to the side aspect, WC, wash hand basin with vanity unit, Jacuzzi bath with shower over, extractor fan, storage cupboard, part tiling and heated towel rail.

**First Floor Landing**

Stairs rising from the inner hall and doors to the bedrooms.

**Bedroom One**

Double glazed window to the rear aspect, feature fireplace, radiator, storage cupboard, access to loft space and door to the third bedroom.

**Bedroom Three**

Double glazed window to the side aspect, fitted wardrobe and radiator.

**Bedroom Two**

Double glazed window to the rear aspect and feature fireplace.

**Externally****Front**

Path to the front door, artificial lawn area and enclosed by iron railings with gate.

**Rear Garden**

Enclosed garden, deck path to the summer house, gravel areas, mature planting and summer house.



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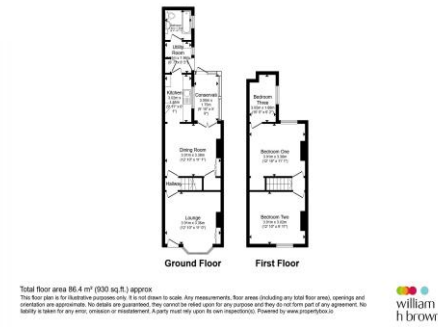
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## Pratt Road, Rushden

- Three-bedroom end of terrace house
- Two flexible reception rooms
- Fitted kitchen and family bathroom
- Pleasant rear garden with a summerhouse
- Walking distance to town centre, amenities and local schools

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

**£185,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RSD110308 - 0003

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