



#### 4 Fletcher Road, Rushden, NN10 6UP

£200,000

##### A WELL PRESENTED 2 BEDROOM PROPERTY FOR SALE

Hawksbys are delighted to offer this charming two bedroom Victorian terrace property to the market. Ideally located on a no-through-road, on the edge of Rushden town offering easy access to local amenities, including parks, good schooling and shops. There is also the added bonus of having easy access to the popular Rushden Lakes development, with an array of shops and restaurants. The property is well presented throughout and boasts spacious living accommodation over two floors. Upon entering you are greeted with a spacious entrance hall leading to a lounge/dining room that has been tastefully decorated with a feature fire place. The kitchen is situated at the rear and features a range of wall and base units, along with a large storage cupboard. The first floor boasts two double bedrooms, a family bathroom, and a linen room. Externally the property features a courtyard area, a generous sized garden which is laid to lawn and also benefits from a brick built out-building, excellent for the garden storage. Other benefits include Gas central heating, and plenty of on street parking. This is an excellent property, ideal for First time buyers! Please contact Hawksbys to arrange your viewing.

EPC - D  
Council Tax Band - A







Entrance Hall

Lounge  
11'5" x 11'1"

Dining Room  
11'3" x 11'1"

Kitchen  
9'6" x 7'6"

Bedroom 1  
10'11" x 13'11"

Bedroom 2  
10'11" x 9'0"

Bathroom  
5'6" x 7'6"



Tenure: Freehold  
Council Tax Band: A

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.  
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.  
Life Assurance usually required.

AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

