



**Mike
Neville**
ESTATE AGENTS

**78 Glassbrook Road,
Rushden,
Northamptonshire,
NN10 9TH**

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£179,995 Freehold



***360° walkthrough available* PRICED TO SELL!** Offered to the market for sale with no onward chain is this well presented terrace home situated in a well established residential area. The property boasts three bedrooms, through lounge/dining room, modern kitchen, ground floor bathroom and a low maintenance rear garden. An early viewing is highly recommended to appreciate the space and condition throughout here. Further benefits include a tiled roof, PVC double glazing and gas radiator central heating. An ideal purchase for first time buyers, as a family home or indeed buy to let investment.

- **No Onward Chain**
- **Ready To Move In**
- **Ideal Buy To Let Investment**
- **Three Bedrooms**
- **Low Maintenance Rear Garden**
- **Immaculate Condition**
- **Ideal First Time Purchase**
- **All Local Amenities Within Walking Distance**
- **Ground Floor Bathroom / WC**
- **Energy Efficiency Rating - D68**



Location

Glassbrook Road can be found off Wellingborough Road and links through to Irchester Road. Viewings should be made via ourselves the multi Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D68

Certificate number - 0096-2835-6028-9897-7821

Council Tax Band

A

Accommodation

Ground Floor

Hall

Lounge 10'11" x 10'5" (3.32m x 3.17m)

Dining Room 11'5" x 10'9" (3.49m x 3.27m)

Plus under stairs cupboard.

Kitchen 9'11" x 7'10" (3.01m x 2.40m)

Wall mounted gas fired Ideal combination boiler.

Built in oven, hob & extractor fan.

Space and plumbing for washing machine.

Space for tall fridge/freezer.

Bathroom / WC

White suite comprising panelled bath, wash hand basin and wc.

First Floor

Landing

Bedroom 1 11'0" x 13'9" (3.35m x 4.19m)

Bedroom 2 11'6" x 8'4" (3.51m x 2.53m)

Bedroom 3 9'11" x 7'10" (3.02m x 2.40m)

Maximum measurement including cupboard.

Outside

Front

Rear Garden

Low maintenance and fully enclosed rear garden being fully paved.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

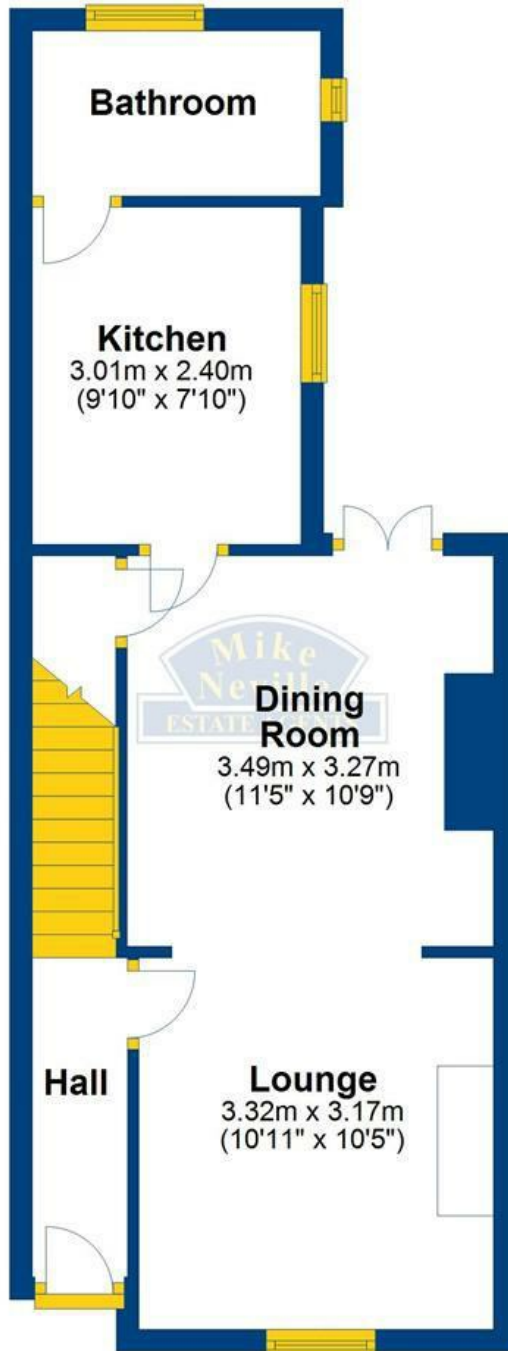
Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.



Ground Floor

Approx. 39.5 sq. metres (425.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 76.1 sq. metres (819.5 sq. feet)













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