

**Mike  
Neville**  
**ESTATE AGENTS**

**187 Newton Road, Rushden, Northamptonshire, NN10 0HP**

# 187 Newton Road, Rushden, Northamptonshire, NN10 0HP

## Offers in excess of £230,000 Freehold

Offered for sale in good condition throughout is this end of terrace property situated within an established residential area of Rushden. Boasting two double bedrooms, a large & very modern four piece bath/shower room, a very good size open plan lounge/dining room, kitchen and large conservatory. Externally, you will find a low maintenance front garden, a larger than average & very established rear garden, whilst to the side of the property is a block paved driveway with parking for 2 vehicles and a good size workshop. All local amenities and two junior schools are just a short walk away and the location of this property provides fantastic road links also, onto the A6 and A45. Viewing advised.

- *Established Residential Area with Fantastic Road Links to the A6 & A45*

- *Solar Panels*

- *Spacious modern four piece bath/shower room*

- *Large Conservatory addition*

- *Off Road Parking and Large Workshop*

- *Walking Distance to All Local Amenities, and two local Junior Schools*

- *Two large Double Bedrooms*

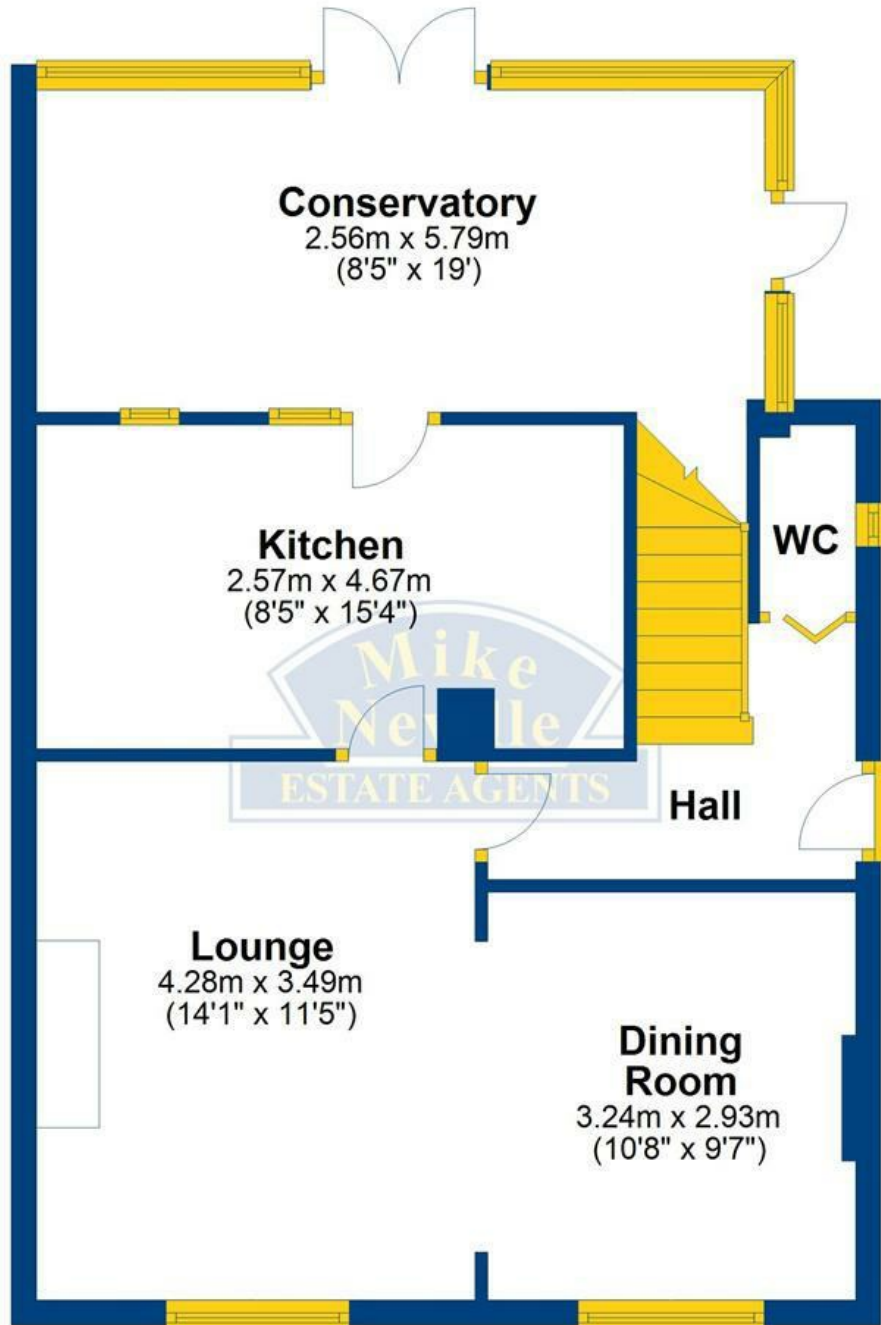
- *Ground Floor Cloakroom / WC*

- *Front & Rear Gardens*

- *Energy Efficiency Rating - D64*

## Ground Floor

Approx. 60.7 sq. metres (653.4 sq. feet)



## First Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 106.4 sq. metres (1145.8 sq. feet)

## Location

Newton Road can be found off the A6 bypass and links through to Rushden High Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - D64

Certificate number - 3737-4527-0200-0522-4206

## Accommodation

### Ground Floor

#### Hall

#### WC

White suite comprising low flush wc and wash hand basin.

#### Lounge 14'1" x 11'5" (4.28m x 3.49m)

#### Dining Room 10'8" x 9'7" (3.24m x 2.93m)

#### Kitchen 8'5" x 15'4" (2.57m x 4.67m)

Modern kitchen benefitting from a range of white base, wall and drawer units.

Space and plumbing for washing machine.

Space and plumbing for tumble dryer.

Built in double over, gas hob and extractor fan.

Space for tall fridge/freezer.

#### Conservatory 8'5" x 19'0" (2.56m x 5.79m)

Plus under stairs storage cupboard.

### First Floor

#### Landing

Large storage cupboard, housing wall mounted gas fired Worcester combination boiler.

#### Bedroom 1 14'1" x 11'5" (4.28m x 3.48m)

#### Bedroom 2 10'8" x 9'8" (3.24m x 2.95m)

Minimum measurement, plus recess.

#### Bath / Shower Room / WC 11'5" x 8'7" (3.48m x 2.62m)

Modern four piece suite comprising separate bath, separate large shower room, floating vanity wash hand basin and low flush wc.

## Outside

### Front Garden

Gravel front garden with an established hedgerow around the boundary.

### Off Road Parking

Block paved driveway for 2 vehicles, to the side of the property.

Gated access into rear garden.

### Rear Garden

Large and very established rear garden with a variety of different areas. Across the rear of the property is a large patio with a path leading through the lawned garden to a fenced off area which could be used as a play area, vegetable plot, or could provide a useful space for a garden shed or other similar garden building. Throughout the garden are established plants, flower borders, trees and hedgerow. In addition is a prefabricated concrete store/workshop that measures 4.80m x 2.42m (15'8" x 7'11") internally, which has power connected.

### 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](http://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.

### Additional Information

PVC double glazing throughout.

Gas radiator central heating

















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