

## 37 Harbrough Road, Rushden, Northamptonshire, NN10 0LW



**£215,000 Freehold**

We are delighted to offer for sale this three bedroom end of terrace home situated in a popular residential area towards the South side of the Town, just off the main A6, with local schools and amenities within walking distance. This property does require updating, as reflected in the asking price. An ideal first time purchase, family home or indeed buy to let / investment prospect. An immediate viewing is advised - please contact ourselves to arrange.

## **Location**

Harborough Road is situated between High Street South and Harborough Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## **Council Tax Band**

A

## **Energy Rating**

Energy Efficiency Rating - D58

Certificate number - 2130-4507-2040-0109-6305

## **Accommodation**

### **Ground Floor**

#### **Porch**

#### **Hall**

#### **Lounge**

11'0" x 12'6" (3.36m x 3.82m)

Minimum measurement. Bay window. Modern eco-fuel burner.

#### **Dining Room**

11'0" x 12'6" (3.35m x 3.82m)

Minimum measurement.

#### **Kitchen**

13'5" x 8'2" (4.09m x 2.48m)

Plus under stairs cupboard.

#### **Ground Floor Bathroom / WC**

7'3" x 8'2" (2.20m x 2.48m)

Loft access.

### **First Floor**

#### **Landing**

Useful storage cupboard. Access to insulated loft space.

#### **Bedroom 1**

10'11" x 9'9" (3.33m x 2.97m)

Minimum measurement, plus built in wardrobes and airing cupboard, housing a modern gas fired wall mounted Worcester boiler. Boiler serviced 19/12/23.

#### **Bedroom 2**

11'1" x 8'4" (3.39m x 2.53m)

Minimum measurement, plus built in wardrobes.

#### **Bedroom 3**

7'11" x 6'9" (2.41m x 2.07m)

### **Outside**

#### **Front**

Front forecourt.

#### **Rear Garden**

Fully enclosed with side gated access for numbers 37 and 39 only. A large rear garden. Shed. Store. Summerhouse.

## **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**

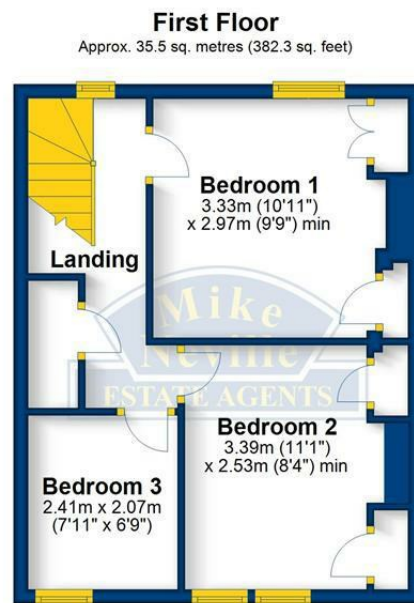
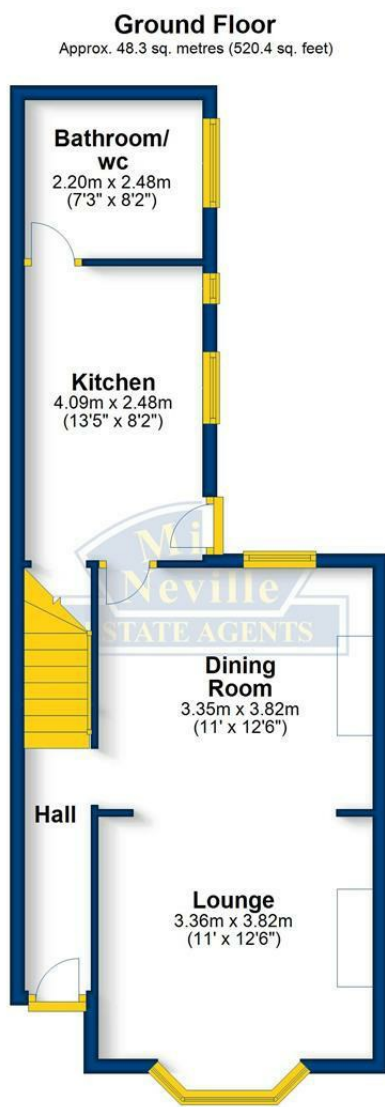
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

## **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.

- **Modernisation Required**
- **All Local Amenities Within Walking Distance**
- **Three Bedrooms**
- **Dining Room**
- **Good Size Rear Garden**

- **Modern Boiler, Gas Radiator Central Heating, Some PVC Double Glazing, Re-Wired 11 Years Ago**
- **Viewing Advised**
- **Lounge With Bay Window**
- **Ground Floor Bathroom / WC**
- **Energy Efficiency Rating - D58**



Total area: approx. 83.9 sq. metres (902.7 sq. feet)











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