

37 Harbrough Road, Rushden, Northamptonshire, NN10 0LW



Offers in the region of £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

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

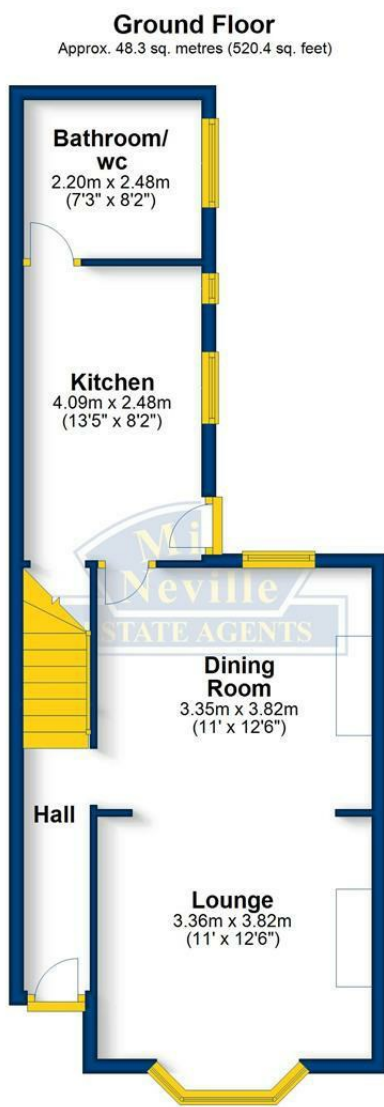
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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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