

57 Windsor Road, Rushden, Northamptonshire, NN10 0BB



£275,000 Freehold

We are delighted to offer for sale this well presented end of terrace property that is situated on a very large corner plot, with a large L-shaped rear garden, single garage and driveway parking. Offered with no upward chain and benefitting from a ground floor cloakroom, conservatory addition, good size lounge, kitchen/breakfast room, and three similar sized bedrooms. This property represents an ideal First Time Purchase or Buy To Let investment.



Location

Windsor Road is located between John Clarke Way and Upper Queen Street. The property is situated on the corner of the turning from John Clarke Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 6021-2179-0153-0005-0443

Accommodation

Ground Floor

Hall

Initial entrance area before leading into the main hall. Initial entrance area is an ideal area for shoe and coat storage.

WC

White suite comprising low flush wc and wash hand basin.

Lounge

14'11" x 12'5" (4.55m x 3.79m)
Maximum measurement.

Kitchen/Breakfast Room

7'10" x 12'0" (2.40m x 3.67m)
Plus under stairs storage cupboard.
Range of base, wall and drawer units.
Space for tall fridge/freezer.
Space and plumbing for washing machine.
Space, plumbing & vent for dishwasher or tumble dryer.
Built in oven, gas hob and extractor fan.
1 1/2 bowl stainless steel sink unit.
Wall mounted gas fired boiler.

Conservatory

10'6" x 9'3" (3.19m x 2.82m)

First Floor

Landing

Airing cupboard housing hot water cylinder.
Loft access.

Bedroom 1

9'5" x 11'11" (2.87m x 3.62m)
Maximum measurement.

Bedroom 2

8'3" x 9'3" (2.52m x 2.81m)
Maximum measurement.

Bedroom 3

9'11" x 8'8" (3.01m x 2.65m)
Maximum measurement.

Bathroom

White suite comprising panelled bath with separate shower over, low flush wc, pedestal wash hand basin, with half tiled surrounds and an electric shaver point.

Outside

Front

Wide frontage being laid with slate stone, and leading into an established planted tree and hedgerow bordering the fence line to the rear garden.

Rear & Side Garden

Substantial plot to the rear and side of the property and continuing into a large L-shape garden, being mainly laid to lawn. Featuring an number of trees along the boundary, as well as an established flower border, patio and pathway leading to the garage and gated access to the driveway.

Single Garage

With up and over door to front and personnel door to side. Eaves storage.

Driveway Parking

For one vehicle in front of the garage.

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

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.

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.

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).



- No upward chain

- Single garage

- Well presented throughout

- Easy access on to the A6

- Ideal first time purchase or buy to let investment

- Large overall plot with large L-shaped private rear garden

- Conservatory addition

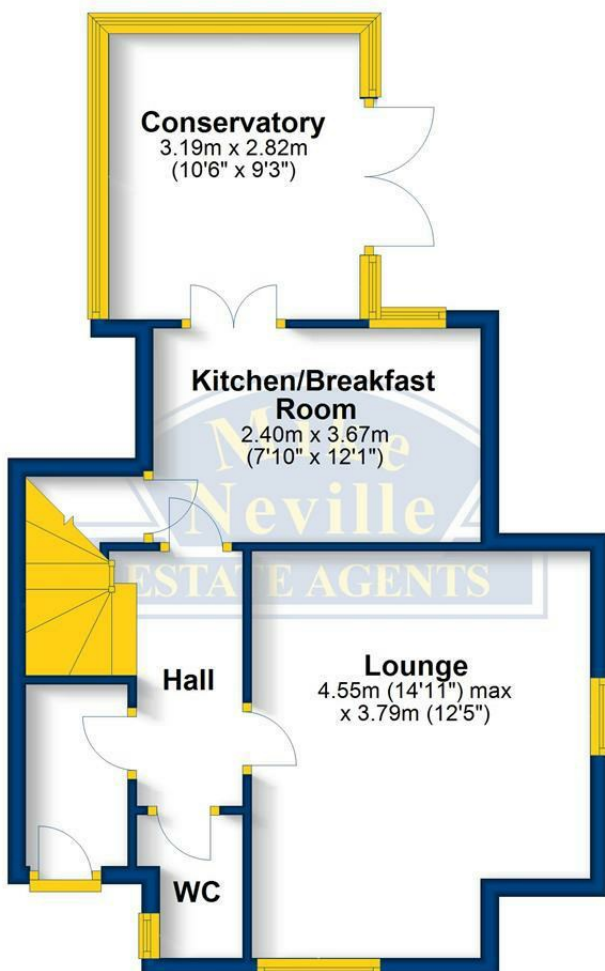
- Walking distance to local schools & town centre

- Ground floor wc

- Energy Efficiency Rating - C75

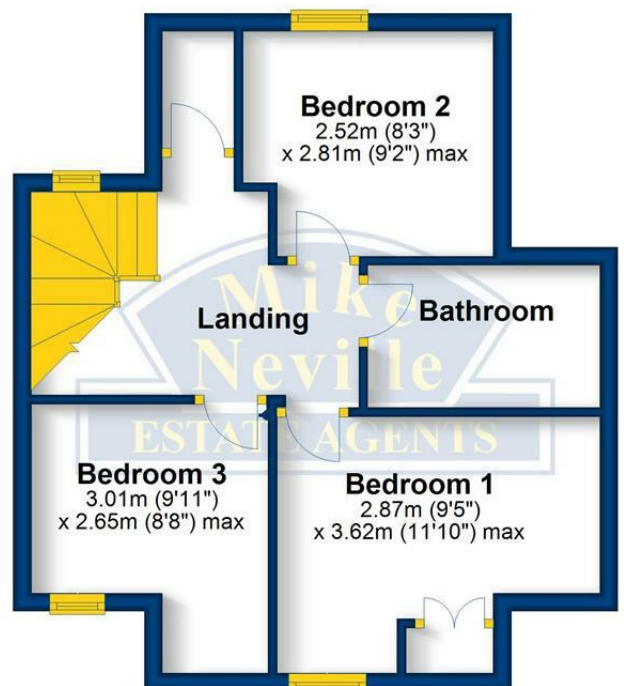
Ground Floor

Approx. 45.7 sq. metres (492.0 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 83.3 sq. metres (897.1 sq. feet)







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