



73 Moor Road  
Rushden, Northamptonshire NN10 9TP  
£175,000 Freehold

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

***We are delighted to offer for sale this spacious Victorian terrace house that is offered to the market for sale with no onward chain, at a sensible asking price to achieve an early sale. The property boasts three bedrooms, large through lounge/dining room, kitchen, ground floor shower room, enclosed rear garden and outside store. An ideal first time purchase, project buy or buy to let investment opportunity.***  
***(Currently tenanted - limited photographs being used for advertising to respect the tenants privacy).***

#### **Location**

Moor Road links through from Washbrook Road to Fitzwilliam 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 - D60

Certificate number - 2763-3027-8206-6077-9200

#### **Accommodation**

##### **Ground Floor**

**Lounge 11'6" x 12'5" (3.51m x 3.78m)**

Minimum measurement, plus angled wall area.

**Dining Room 10'7" x 11'6" (3.24m x 3.52m)**

Minimum measurement, plus angled wall area.

**Kitchen 7'2" x 7'5" (2.18m x 2.26m)**

Minimum measurement, plus angled wall area. Plus pantry.

##### **Inner Hall**

Wall mounted gas fired boiler. Cupboard.

##### **Ground Floor Shower Room / WC**

##### **First Floor**

##### **Landing**

Cupboard. Loft access.

**Bedroom 1 10'8" x 10'9" (3.25m x 3.28m)**

Minimum measurement, plus angled wall area.

**Bedroom 2 11'5" x 7'4" (3.47m x 2.24m)**

Minimum measurement, plus angled wall area.

**Bedroom 3 7'2" x 7'5" (2.18m x 2.26m)**

Minimum measurement, plus angled wall area. Loft access.

##### **Outside**

##### **Rear Garden**

Small and fully enclosed. Side gated access from Pemberton Street.

**Store 9'9" x 7'4" (2.98m x 2.26m)**

Maximum measurement.

##### **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**

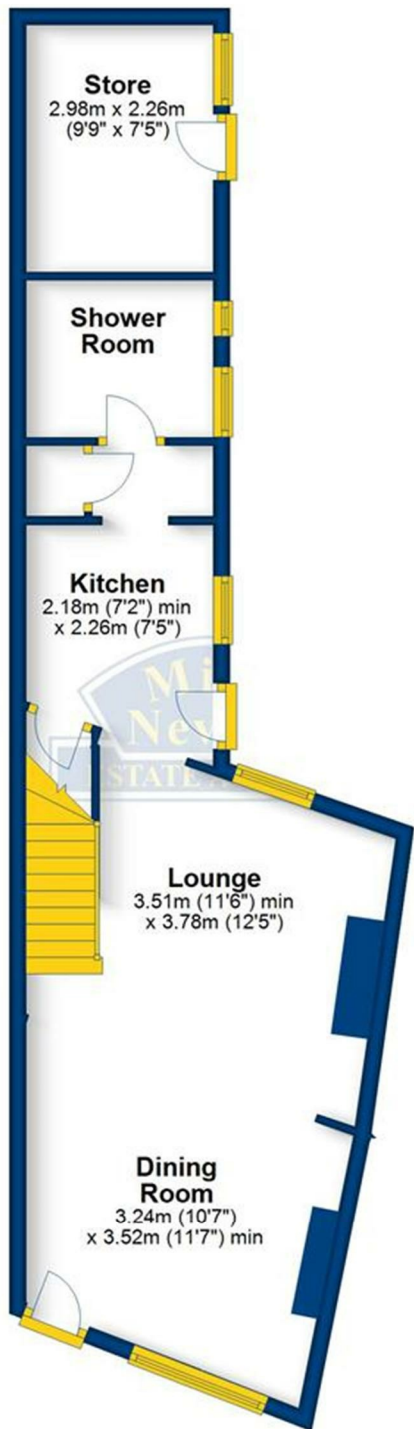
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

##### **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.

## Ground Floor

Main area: approx. 41.1 sq. metres (442.8 sq. feet)  
Plus outbuildings, approx. 6.8 sq. metres (72.7 sq. feet)



## First Floor

Approx. 33.2 sq. metres (356.9 sq. feet)



Main area: Approx. 74.3 sq. metres (799.8 sq. feet)

Plus outbuildings, approx. 6.8 sq. metres (72.7 sq. feet)

- No Onward Chain
- All Local Amenities Within Walking Distance
- New PVC Double Glazing Throughout during 2023
- Ideal First Time Purchase or Ideal Project Buy
- Ideal Buy To Let Investment
- Three Bedrooms
- Ground Floor Shower Room / WC
- Outside Store
- Rear Garden
- Energy Efficiency Rating - D60

