



**31 Crabb Street, Rushden  
Northamptonshire NN10 0RH  
£169,950 Freehold**

Offered for sale with no upward chain is this two bedroom character property situated within walking distance of the town centre. The property briefly comprises an open plan lounge/dining room, kitchen, two bedrooms, a wet room style shower room to the first floor, whilst externally there is a large rear garden with a brick and wooden built outbuilding to the rear. This property is an ideal first time purchase or buy to let investment.

- Offered with no onward chain
- Easy access to Bedford Road & the A6
- Wet room shower room to the first floor
- Energy Efficiency Rating - D60
- Character property with exposed floorboards in a number of rooms
- Two bedrooms
- Front forecourt
- Walking distance to Town Centre
- Open plan lounge/dining room
- Good size rear garden



### Location

Crabb Street link through from High Street South to Park Road. 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 - 0818-2015-6229-5711-1920

### Accommodation

#### Ground Floor

#### Lounge 10'9" x 11'7" (3.28m x 3.53m)

Maximum measurement.

#### Dining Room 8'1" x 8'8" (2.46m x 2.64m)

Plus under stairs cupboard.

#### Kitchen 10'9" x 6'2" (3.28m x 1.88m)

Galley style kitchen with base, wall and drawer units.

Space for freestanding cooker.

Space for tall fridge/freezer.

#### First Floor

#### Landing

#### Bedroom 1 10'10" x 14'9" (3.30m x 4.50m)

Loft access.

#### Bedroom 2 12'0" x 9'10" (3.66m x 2.99m)

Maximum measurement, including built in wardrobes.

#### Shower Room / WC 10'9" x 6'0" (3.28m x 1.85m)

Maximum measurement.

Wet room style shower room, with shower, low flush wc and wash hand basin.

Wall mounted gas fired Vaillant combination boiler concealed within cupboard.

### Outside

#### Front

Small walled front forecourt. Side gated access between numbers 29 and 31, through to rear.

#### Rear Garden

A large rear garden benefitting from a large brick and wooden built workshop to the rear. Although this does require some modernisation to make this water tight and more useable.

### 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)

### 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).





## Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



## First Floor

Approx. 38.0 sq. metres (408.5 sq. feet)



Total area: approx. 69.3 sq. metres (745.9 sq. feet)



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