



**30 Pytchley Road, Rushden
Northamptonshire NN10 9XB
£215,000 Freehold**

Offered to the market with no onward chain is this bay fronted, semi detached property which requires modernisation throughout, and has been reflected in the asking price. Benefiting from an outbuilding with WC attached to the property along with a garage/car port and off road parking. The property is situated in a sought after residential location, within walking distance of the Town Centre and local schools. To arrange an early viewing of this property please contact our office today.

- Investment Opportunity
- Bay Fronted 1930's Semi
 - Three Bedrooms
- All Local Amenities Within Walking Distance
 - Garage & Off Road Parking
- Modernisation Needed Throughout
 - No Onward Chain
 - Wet Room
 - Front & Rear Gardens
 - Energy Efficiency Rating - C69



Location

Pytchley Road can be found off Washbrook Road and links through to Oakley Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 0987-1203-6304-3009-1904

Accommodation

Ground Floor

Hall

Under stairs cupboard.

Lounge 12'10" x 11'9" (3.92m x 3.57m)

Plus bay window.

Dining Room 12'0" x 10'0" (3.65m x 3.04m)

Plus bay window.

Kitchen 8'9" x 7'5" (2.67m x 2.26m)

Maximum measurement. Plus pantry. Gas cooker point.

Covered Side Hall

Store / Utility Area 4'5" x 4'11" (1.35m x 1.50m)

WC

First Floor

Landing

Airing cupboard housing logic C30 boiler. Annually serviced since installation. Loft access.

Bedroom 1 13'0" x 10'0" (3.95m x 3.05m)

Bedroom 2 11'11" x 10'0" (3.63m x 3.05m)

Bedroom 3 9'9" x 7'5" (2.98m x 2.27m)

Wet Room / WC

Modern wet room with low flush wc, wash hand basin and shower with wet room style floor and full tiled surrounds.

Outside

Front

Front walled frontage with driveway parking and gated access to rear garden.

Driveway Parking

For one vehicle, in front of the existing car port/garage.

Garage/Car Port

Of brick and wooden construction, but does require work/replacement.

Rear Garden

Fully enclosed and southerly facing.

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

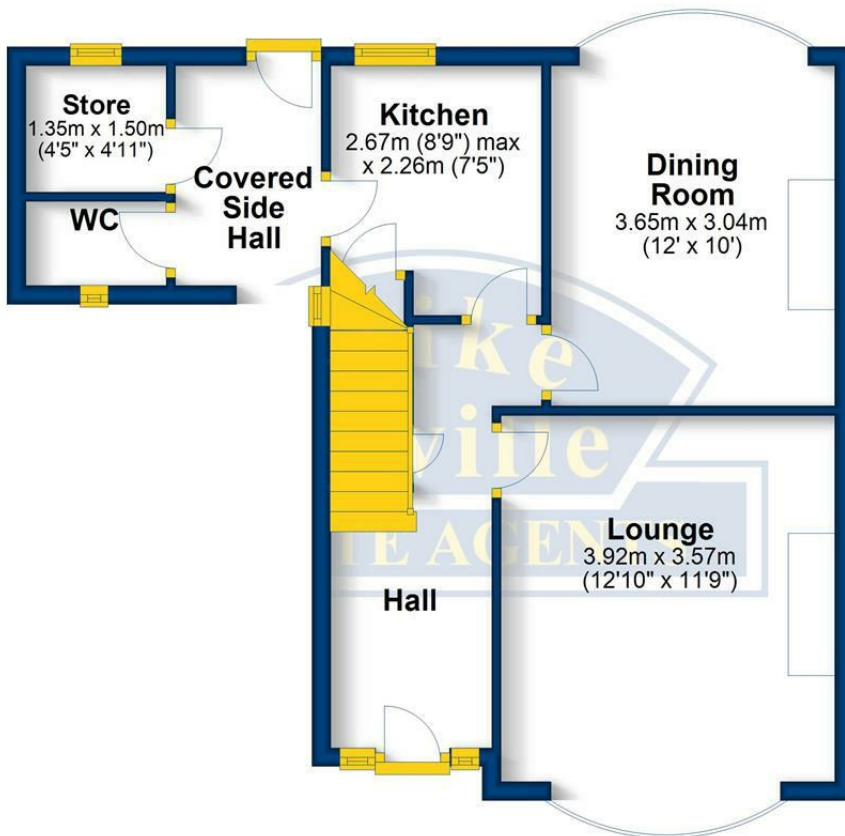
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





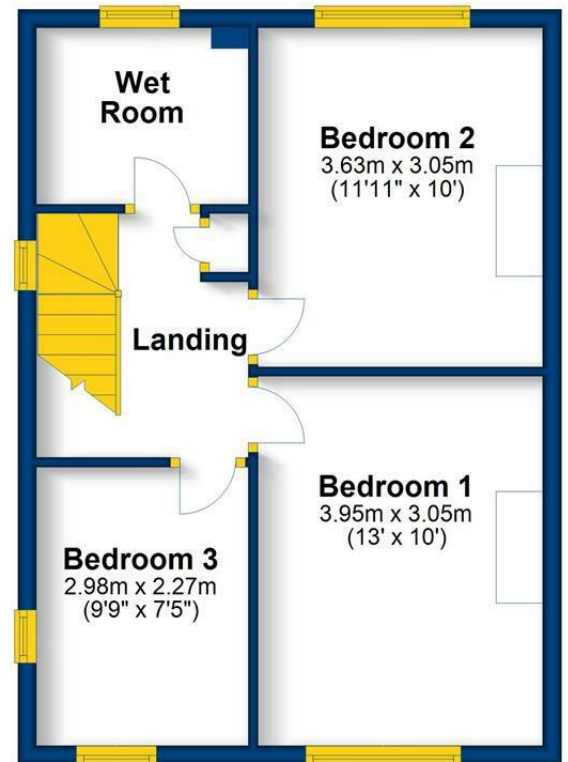
Ground Floor

Main area: approx. 41.4 sq. metres (445.7 sq. feet)
Plus outbuildings, approx. 3.5 sq. metres (38.0 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.5 sq. feet)



Main area: Approx. 83.1 sq. metres (894.2 sq. feet)

Plus outbuildings, approx. 3.5 sq. metres (38.0 sq. feet)