



**17 Harborough Road, Rushden NN10 0LW**  
**£205,000 Freehold**

We are delighted to offer for sale this good size mid terrace home that has benefitted from modernisation from the current owners, to include a new kitchen and bathroom suite, along with redecoration throughout. Featuring a spacious through lounge/dining room, two good size bedrooms, a superb and spacious bathroom with feature ceiling beam, and a large rear garden with outbuildings. This property represents an ideal first time purchase or buy to let investment.

- Character mid terrace house
- Good road links to the A6
- Walking distance to local parks and Junior Schools
- Ideal first time purchase or buy to let investment
- Two good size bedrooms
- Large and modernised first floor bathroom
- Modern re-fitted kitchen
- Through lounge/dining room
- Large rear garden with outbuildings
- Energy Efficiency Rating - D62





### Location

Harborough Road is located off of Bedford Road and links through to Harborough Way. 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 - D62

Certificate number - 2130-9406-2040-9103-4395

### Accommodation

#### Ground Floor

##### Hall

##### Lounge 11'4" x 11'1" (3.45m x 3.38m)

Plus bay window.  
Feature fireplace and and grate.

##### Dining Room 11'8" x 11'5" (3.56m x 3.48m)

Maximum measurement.

##### Rear Hall

Under stairs storage cupboard.

##### Kitchen 10'7" x 7'0" (3.23m x 2.14m)

Modern kitchen benefiting from a range of base, wall and drawer units.  
Feature 1 1/2 bowl stainless steel sink unit.  
Space for freestanding tall fridge/freezer.  
Wall mounted gas fired logic combination boiler.  
Built in oven, ceramic hob and extractor hood.

#### First Floor

##### Landing

Useful storage cupboard.  
Loft access.

##### Bedroom 1 11'5" x 14'1" (3.48m x 4.28m)

##### Bedroom 2 11'8" x 8'4" (3.56m x 2.55m)

##### Bathroom 13'2" x 7'2" (4.01m x 2.19m)

Modern refitted white suite comprising a P-shaped bath with separate hand shower set over, low flush wc and pedestal wash hand basin, with tiled splashback to water sensitive areas.

#### Outside

##### Front Garden

Front raised gravel area.

##### Rear Garden

Large established rear garden benefitting from a rear yard leading on to the outside store, workshop and further small store, and thereafter the large garden area. There is a right of way for the neighbouring property (number 19), between the rear yard and workshop to access their garden.

##### Store 8'7" x 7'9" (2.61m x 2.36m)

Maximum measurement.  
Brick built with slate roof.

##### Workshop 8'6" x 7'9" (2.60m x 2.36m)

Maximum measurement.  
Brick built with slate roof. But does require some further maintenance to the door way and window locations.

##### Store

Does require modernisation to make good and water tight.

##### 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).





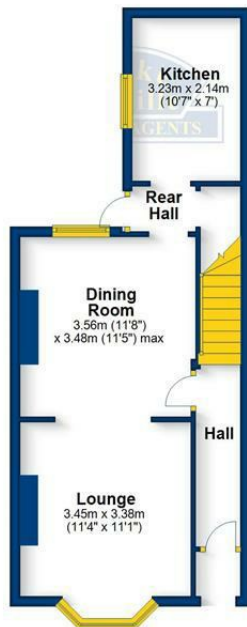






**Ground Floor**

Main area: approx. 40.5 sq. metres (436.3 sq. feet)  
 Plus outbuildings: approx. 14.6 sq. metres (157.2 sq. feet)



**First Floor**

Approx. 39.7 sq. metres (426.9 sq. feet)



Main area: Approx. 80.2 sq. metres (863.2 sq. feet)  
 Plus outbuildings: approx. 14.6 sq. metres (157.2 sq. feet)



Property Agency Offices: Bedford • Hitchin  
 Rushden • Woburn  
 Auction Rooms: Banbury • Woburn

Cooper Beard Estate Agency (Rushden) Ltd  
 Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY