



**4 Windmill Road, Rushden
Northamptonshire NN10 9TN
£168,000 Freehold**

Offered to the open market for sale with no onward chain is this unique terrace property being an ideal purchase for either first time buyers or buy to let investors. This spacious two bedroom home is in an established, sought after residential area and should be viewed to be fully appreciated. Sensibly priced to afford an early sale. ***PLEASE NOTE - THIS PROPERTY HAS NO REAR GARDEN OR USABLE OUTSIDE SPACE***

- No Onward Chain
- All Local Amenities Within Walking Distance
- Ground Floor Cloakroom / WC
- Spacious Bathroom / WC
- *PLEASE NOTE - THIS PROPERTY HAS NO REAR GARDEN OR USABLE OUTSIDE SPACE*
- Central Location
- Ideal First Time Purchase or Ideal Buy To Let Investment
- Two Bedrooms
- Good Size Kitchen / Dining Room
- Energy Efficiency Rating - D68



Location

Windmill Road is situated off Wellingborough Road and links through to Glassbrook Road. The property can be found as identified via our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D68

Certificate number - 0479-2816-6992-2900-5215

Council Tax Band

A

Accommodation

Ground Floor

Porch

Hall

Under stairs cupboard.

Ground Floor Cloakroom / WC

Lounge 11'11" x 11'5" (3.63m x 3.48m)

Maximum measurement.

Kitchen / Dining Room 11'11" x 11'1" (3.62m x 3.38m)

Electric oven. Electric hob. Extractor. Space and plumbing for washing machine. Space for tall fridge/freezer.

First Floor

Landing

Master Bedroom 15'10" x 10'5" (4.82m x 3.17m)

Maximum measurement. Including fitted cupboards, plus fitted wardrobes.

Bedroom 2 8'4" x 7'0" (2.53m x 2.13m)

Loft access.

Bathroom / WC

Airing cupboard housing wall mounted gas fired Baxi boiler.

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).

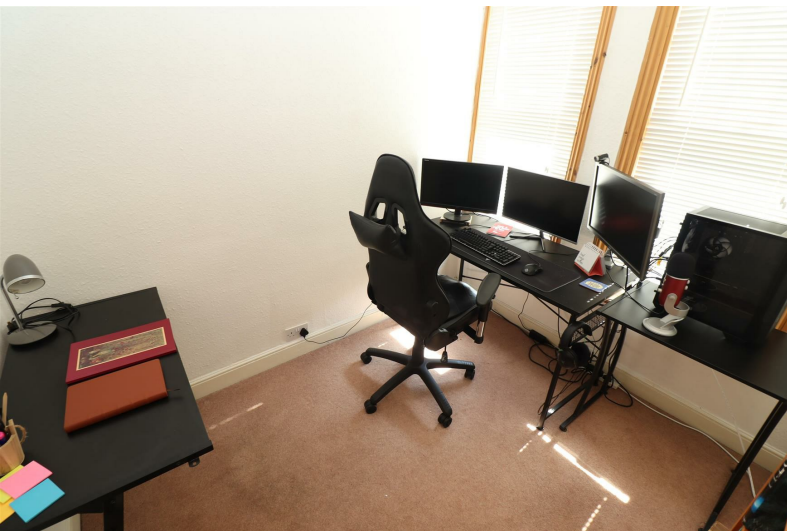
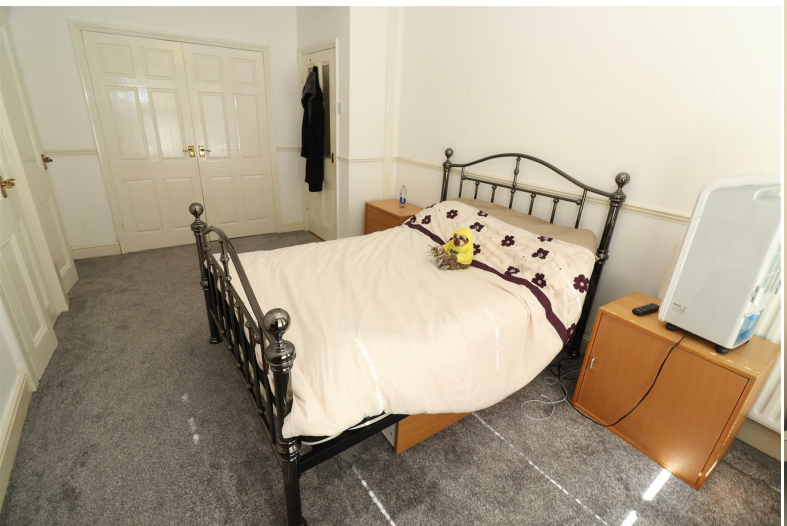
Floorplans

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

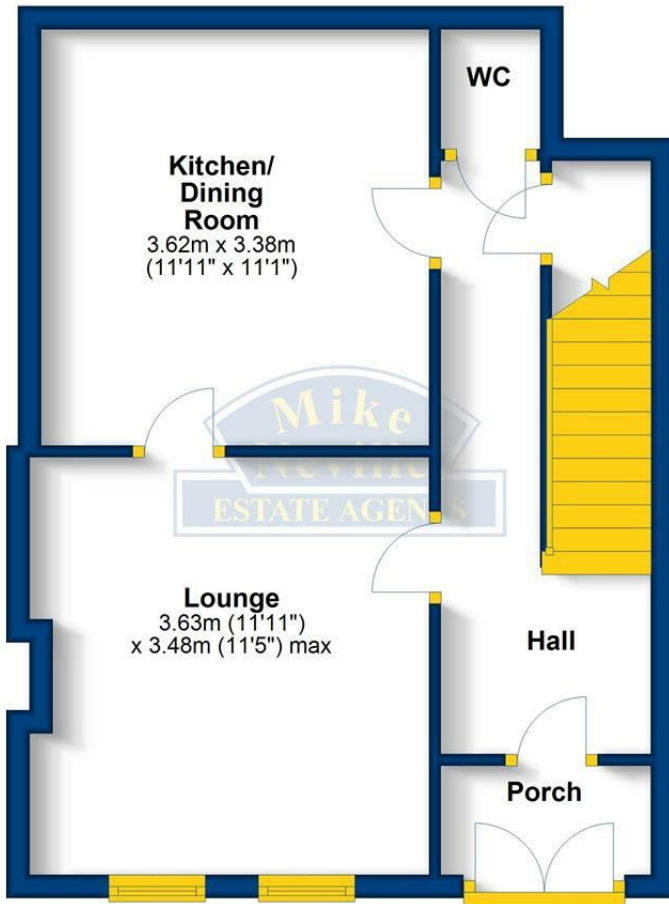
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





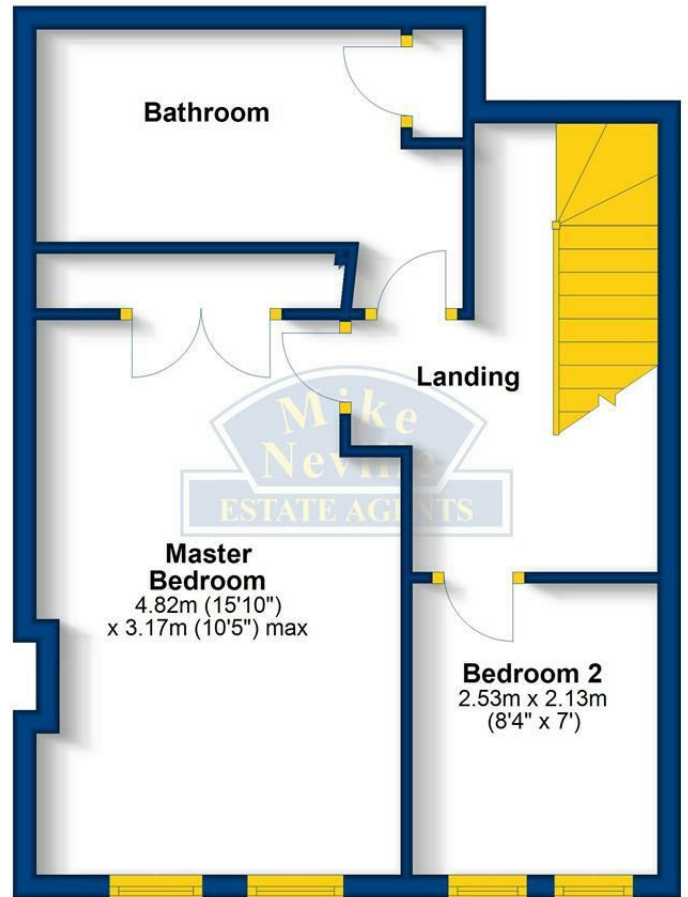
Ground Floor

Approx. 38.1 sq. metres (409.6 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.5 sq. feet)



Total area: approx. 76.2 sq. metres (820.1 sq. feet)