

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

WMPD  
1900

**101 Glassbrook Road, Rushden,  
Northamptonshire, NN10 9TH**

**£175,000 Freehold**

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£175,000 Freehold



Neville House, 67 Wellingborough Road, Rushden NN10 9YG  
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

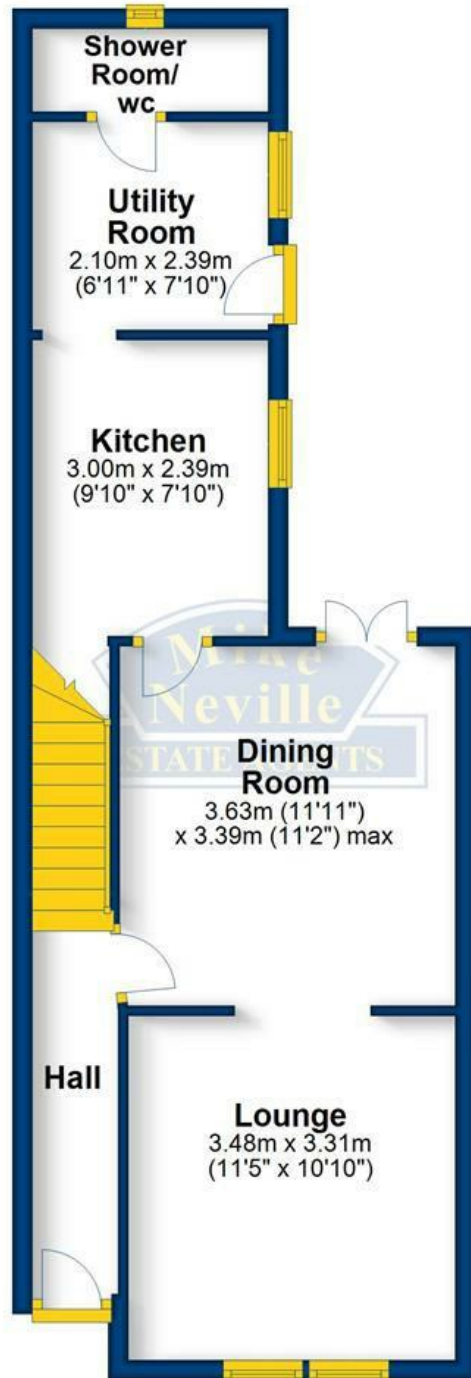
Offered to the market for sale with no onward chain is this terrace home, situated in a well established residential area. The property boasts two double bedrooms, through lounge/dining room, kitchen and a ground floor shower room, along with a first floor family bathroom. Externally, there is a low maintenance rear garden. An early viewing is highly recommended to appreciate the space and potential on offer here. Further benefits include a tiled roof, PVC double glazing and gas radiator central heating, via a modern boiler. The property was also fully re-wired in 2019/20. An ideal purchase for first time buyers, as a family home or indeed buy to let investment.

- Central Location
- No Onward Chain
- All Local Amenities Within Walking Distance
  - Ideal First Time Purchase
  - Ideal Buy To Let Investment
    - Two Double bedrooms
  - Ground Floor Shower Room
  - First Floor Family Bathroom
    - Rear Garden
- Energy Efficiency Rating - D65



## Ground Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



## First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Total area: approx. 83.9 sq. metres (902.6 sq. feet)

## Location

Glassbrook Road can be found off Irchester Road and links through to Wellingborough 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 - D65

Certificate number - 5537-3429-8309-0140-2226

## N.B

Works carried out during August/early September 2024:

- Roof - loose tiles replaced and loose ridge tile repaired.
- Chimney breasts - structural engineer appointed and work carried out. Building control visited on 9th Sept 2024 to sign off works.
- Radiator replaced in the dining room.
- Fencing replaced in rear garden.

## Accommodation

### Ground Floor

#### Porch

#### Hall

#### Lounge

11'5" x 10'10" (3.48m x 3.31m)

#### Dining Room

11'11" x 11'1" (3.63m x 3.39m)

Maximum measurement.

#### Kitchen

9'10" x 7'10" (3.00m x 2.39m)

Plus under stairs cupboard. Modern Worcester wall mounted gas fired boiler, installed in 2019/20.

#### Utility Room

6'11" x 7'10" (2.10m x 2.39m)

Loft access.

### Ground Floor Shower Room / WC

## First Floor

## Landing

Access to a fully boarded and fully insulated loft space.

### Bedroom 1

11'4" x 14'2" (3.46m x 4.33m)

### Bedroom 2

12'0" x 8'6" (3.65m x 2.59m)

Maximum measurement.

### Bathroom / WC

Bathroom suite installed 2021/22.

## Outside

### Front

Side gated access to the side of number 99, with a legal right of way over number 99s' rear garden, leading to number 101.

### Rear Garden

Fully enclosed yard and garden areas, being paved.

## 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.







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Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY