



**35 Pytchley Road, Rushden  
Northamptonshire NN10 9XB  
£199,995 Freehold**

Offered to the market for sale with no onward chain is this bay fronted terrace property situated in a sought after residential location, within walking distance of the Town Centre, local amenities and local schools. Boasting two double bedrooms, first floor bathroom, lounge, separate dining room, breakfast room, kitchen, utility room and rear garden with outbuilding. To arrange an early viewing of this property, please contact our office today.

- No Onward Chain
- Central Location
- Three Reception Rooms
- Energy Efficiency Rating - D65
- Ideal Buy To Let Investment
- Two Double Bedrooms
- Utility Area
- Ideal First Time Purchase
- First Floor Bathroom / WC
- Rear Garden





### Location

Pytchley Road can be found off Washbrook Road and links through to Oakley 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 - 1417-0321-8130-0693-0202

### Accommodation

#### Ground Floor

#### Porch

#### Hall

#### Lounge 10'6" x 10'9" (3.19m x 3.27m)

Plus bay window.

#### Dining Room 12'1" x 11'2" (3.69m x 3.40m)

Maximum measurement. Electric fire.

#### Breakfast Room 8'9" x 7'11" (2.67m x 2.41m)

Minimum measurement, plus recess, plus under stairs cupboard. Wall mounted gas fired boiler.

#### Kitchen 12'1" x 6'2" (3.68m x 1.88m)

Electric oven. Gas hob. Extractor.

#### Utility Area

Space and plumbing for washing machine.

### First Floor

#### Landing

Cupboard. Loft access.

#### Bedroom 1 10'6" x 14'1" (3.21m x 4.30m)

#### Bedroom 2 12'1" x 8'10" (3.69m x 2.69m)

### Bathroom / WC 9'7" x 8'0" (2.91m x 2.43m)

Airing cupboard with radiator.

### Outside

#### Front

Front forecourt.

#### Rear Garden

Fully enclosed. Outbuilding. Rear gated access.

### 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.

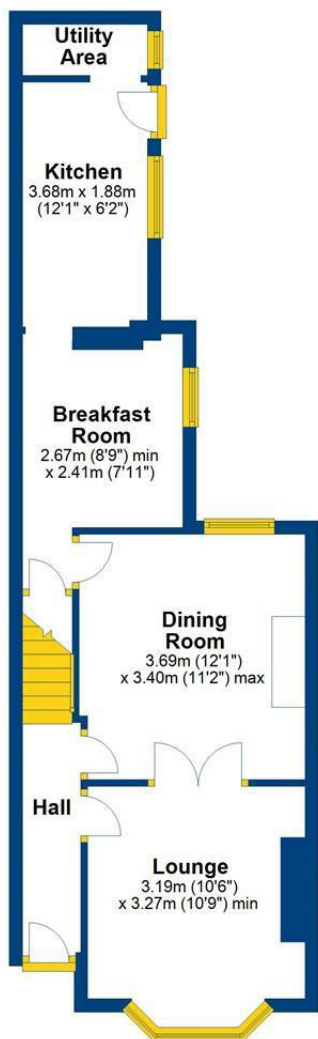






### Ground Floor

Approx. 44.9 sq. metres (482.9 sq. feet)



### First Floor

Approx. 37.2 sq. metres (400.0 sq. feet)



Total area: approx. 82.0 sq. metres (882.9 sq. feet)