



**36 Washbrook Road, Rushden
Northamptonshire NN10 9UX
£170,000 Freehold**

WELL PRICED FOR A SPEEDY SALE New to the market for sale is this spacious terrace house that is offered with no onward chain, at a very sensible asking price to achieve an early sale. The property boasts two double bedrooms, first floor bathroom/WC, lounge, dining room, kitchen, inner hall, ground floor cloakroom/WC and long rear garden. An ideal first time purchase, project buy or buy to let investment opportunity.

- No Onward Chain
- Two Double Bedrooms
- Lounge
- Energy Efficiency Rating - D66
- Sensibly Priced
- First Floor Bathroom / WC
- Dining Room
- Viewing Advised
- Ground Floor Cloakroom / WC
- Large Rear Garden



Location

Situated off Wellingborough Road and Higham Road. The property is opposite the turning in to Oakley Road, as identified by our 'For Sale' board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D66

Certificate number - 3600-7729-0122-4490-3253

Accommodation

Ground Floor

Hall

Lounge 11'2" x 13'7" (3.40m x 4.15m)

Maximum measurement.

Dining Room 11'7" x 10'7" (3.52m x 3.23m)

Maximum measurement.

Kitchen 16'7" x 7'4" (5.05m x 2.23m)

Absolute maximum measurement, plus under stairs cupboard.
Wall mounted gas fired boiler (not tested).

Ground Floor Cloakroom / WC

First Floor

Landing

Loft ladder access to loft space. Cupboard.

Bedroom 1 11'2" x 12'2" (3.40m x 3.71m)

Maximum measurement, plus built in wardrobes.

Bedroom 2 11'7" x 8'2" (3.54m x 2.50m)

Bathroom / WC

Outside

Front

Front forecourt. Side gated access adjacent number 34, through to rear.

Rear

Fully enclosed, of a good size, but needing work. Side 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

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.

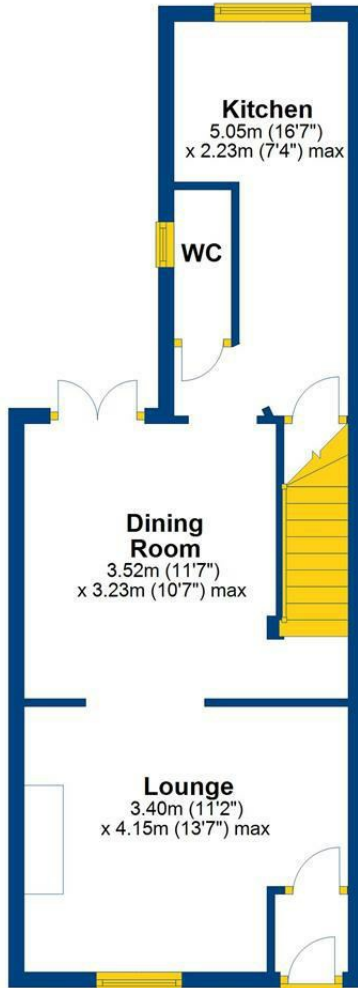
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Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



First Floor

Approx. 35.4 sq. metres (381.6 sq. feet)



Total area: approx. 76.1 sq. metres (819.0 sq. feet)