



**1 Glassbrook Road, Rushden
Northamptonshire NN10 9TG
Offers in excess of £200,000 Freehold**

We are delighted to offer this deceptively spacious mid terrace house that benefits from over 1,100 sq ft of accommodation, and having been modernised by the current owners over their 20 year ownership, to include a new boiler, a modern shaker style kitchen, PVC double glazing and the first floor shower room. This spacious property benefits from three bedrooms, with bedrooms 1 and 2 being incredibly generous, as well as a large lounge opening in to the dining room which has double doors opening to the low maintenance rear garden. This property deserves to be viewed to appreciate the overall space and its location. This property is an ideal family home, first time purchase or buy to let investment.

- Spacious home with over 1,100 sq ft of accommodation
- Modernised throughout by the current owner during their 20 year ownership
- Good size utility room and ground floor wc
- Energy Efficiency Rating - D61
- Walking distance to amenities and the town centre
- Large through lounge/dining room
- Three good size bedrooms and a first floor shower room
- Well presented throughout
- Modern shaker style Kitchen
- Low maintenance rear garden



Location

Glassbrook Road is situated between Irchester Road and Wellingborough Road, with the property being found towards the Wellingborough Road end of Glassbrook Road, as identified by our 'For Sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D61

Certificate number - 0274-1203-1705-3606-1804

Additional Information

Newly fitted PVC double glazing throughout, with replastering works carried out around a selection of windows.

Accommodation

Hall

Lounge 11'4" x 12'0" (3.46m x 3.67m)

Plus bay window.

Opening through to the dining room

Dining Room 12'2" x 12'3" (3.72m x 3.73m)

Maximum measurement.

With double doors out to the rear garden.

Kitchen / Breakfast Room 15'3" x 8'1" (4.65m x 2.46m)

Plus under stairs cupboard.

Superb modern fitted shaker style kitchen featuring an array of base, wall and drawer units.

Space for freestanding cooker.

Space and plumbing for dishwasher.

Utility Room 7'10" x 8'1" (2.39m x 2.46m)

Minimum measurement, plus recess.

A spacious utility room featuring further base, wall and drawer units, as well as a further sink.

Wall mounted gas fired Ideal combination boiler.

Space for tall fridge/freezer.

Space and plumbing for a washing machine and tumble dryer.

Ground Floor Cloakroom / WC

White low flush wc and wash hand basin.

Landing

Useful storage cupboard.

Loft access.

Bedroom 1 11'5" x 16'10" (3.48m x 5.13m)

Bedroom 2 12'3" x 10'11" (3.73m x 3.34m)

Bedroom 3 8'1" x 8'1" (2.46m x 2.46m)

Shower Room / WC

Modern white suite comprising a corner shower cubicle, low flush wc, pedestal wash hand basin and heated towel rail, finished with tiled splashbacks to the water sensitive areas.

Front

Outside

Rear Yard and Garden

Being very low maintenance throughout, with hardstanding, a block paved area, and a rear patio, surrounded by a narrow planted border. Newly installed fencing to the majority of the rear fencing. Gated access through to front.

Workshop 8'1" x 8'4" (2.46m x 2.53m)

Maximum measurement.

Brick built on the rear of the property. Would make an ideal garden room, store, workshop or even incorporated in to the main residence.

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

Disclaimer

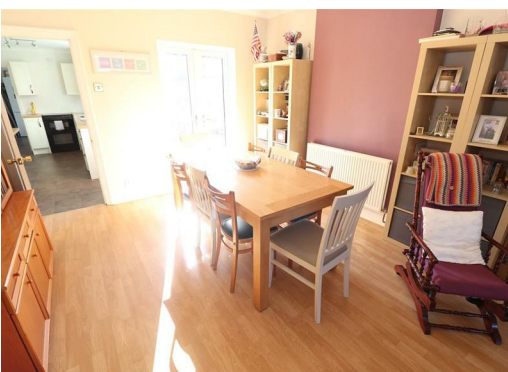
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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. 53.9 sq. metres (580.0 sq. feet)
Plus outbuildings, approx. 6.2 sq. metres (67.0 sq. feet)



First Floor

Approx. 49.2 sq. metres (529.1 sq. feet)



Main area: Approx. 103.0 sq. metres (1109.1 sq. feet)
Plus outbuildings, approx. 6.2 sq. metres (67.0 sq. feet)