

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





22 Brookfield Road, Rushden,  
Northamptonshire, NN10 9TQ  
£165,000 Freehold



Neville House, 67 Wellingborough Road, Rushden NN10 9YG  
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*Offered for sale with no onward chain is this end of terrace Victorian property that presents an excellent opportunity for first-time buyers or those looking to invest in a project.*

*The house boasts two separate reception rooms, kitchen, two well-proportioned bedrooms, study and first floor bathroom. Externally you will find a well established rear garden, workshop and outside WC.*

*This property would not only make a wonderful first-time purchase but also a promising project for those looking to add their personal touch. With a little creativity and vision, you can transform this property into your dream home with its Victorian charm evident throughout, with original features that add to the character of the home, offering a unique blend of period elegance and modern living.*

- **No Onward Chain**
- **Modernisation Required Throughout**
  - **First Floor Study**
  - **Two Reception Rooms**
  - **Rear Garden**
- **All Local Amenities Within Walking Distance**
  - **Two Double Bedrooms**
  - **First Floor Bathroom / WC**
  - **Workshop**
- **Energy Efficiency Rating - E52**







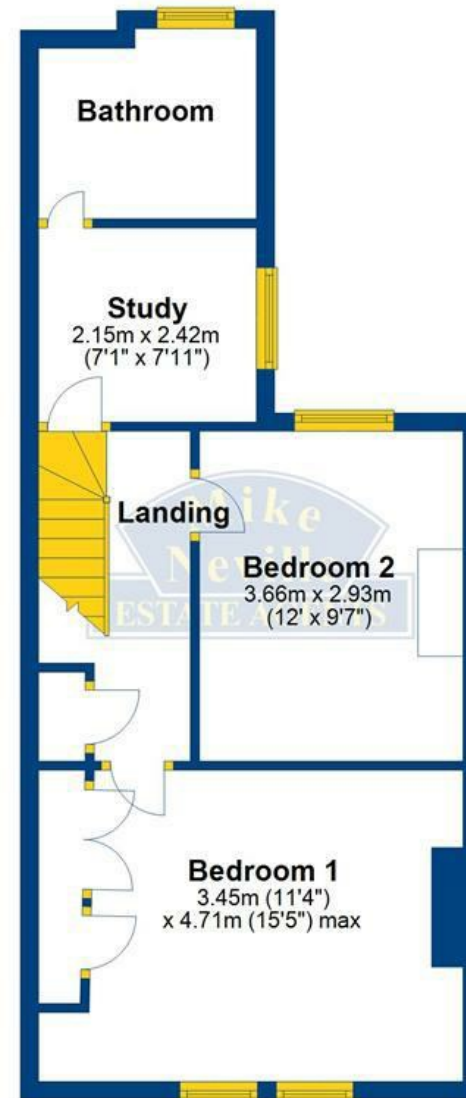
## Ground Floor

Main area: approx. 40.1 sq. metres (431.9 sq. feet)  
Plus outbuildings, approx. 7.0 sq. metres (75.9 sq. feet)



## First Floor

Approx. 44.6 sq. metres (479.5 sq. feet)



Main area: Approx. 84.7 sq. metres (911.4 sq. feet)

Plus outbuildings, approx. 7.0 sq. metres (75.9 sq. feet)

**Location**

Brookfield Road can be found off Wellingborough Road and links through to Glassbrook 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 - E52

Certificate number - 2120-1604-9050-1101-1305

**Accommodation****Ground Floor****Hall****Lounge**

11'3" x 10'6" (3.43m x 3.20m)

Plus bay window.

**Dining Room**

11'11" x 10'10" (3.63m x 3.29m)

Maximum measurement.

**Rear Hall****Kitchen**

9'0" x 7'11" (2.75m x 2.42m)

Minimum measurement, plus recess.

Wall mounted gas fired Baxi boiler.

**Landing**

Loft access.

**Bedroom 1**

11'4" x 15'5" (3.45m x 4.71m)

Maximum measurement.

**Bedroom 2**

12'0" x 9'7" (3.66m x 2.93m)

**Study**

7'1" x 7'11" (2.15m x 2.42m)

**Bathroom**

Suite comprising a panelled bath with separate shower over, pedestal wash hand basin and low flush wc.

**Outside****Front**

Front walled forecourt with a path to the front door.

**Workshop**

6'4" x 7'11" (1.92m x 2.42m)

Minimum measurement, plus recess.

**Outside WC****Rear Garden**

Rear yard and garden featuring large areas being laid with paving slabs, with a feature tree to the middle of the garden. Fully enclosed. Side gated access for the use of numbers 22 and 20 only, out on to Brookfield Road.

**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)

**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).













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