



**51 Windsor Road, Rushden
Northamptonshire NN10 0BB
£215,000 Freehold**

NO ONWARD CHAIN We are delighted to offer for sale this modern end-of-terrace property, situated in a desirable location on the North side of the Town, just off the A6 bypass link road. The property is spread over two floors and boasts two double bedrooms, family bathroom, kitchen/dining room, living room and ground floor cloakroom/WC. Externally, you will find a fully enclosed rear garden with rear gated access and off road parking for one vehicle. All local amenities are within walking distance. Early viewing advised.

- Ideal First Time Purchase or Buy ■ Currently tenanted at £925PCM ■ Tenants can move out to accommodate a buyer looking to move in
- All Local Amenities Within Walking Distance ■ Two Double Bedrooms ■ Family Bathroom / WC
- Ground Floor Cloakroom / WC ■ Fully Enclosed Rear Garden ■ Off Road Parking Space
- Energy Efficiency Rating - C74



Location

Windsor Road can be found off John Clarke Way and links through to Upper Queen Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C74

Certificate number - 6021-0119-0112-2005-0283

Currently Tenanted

Currently rented to a tenant paying £925PCM. The tenants are able to move out to accommodate a buyer who wishes to purchase to live in, but will also look to stay should another buy to let investor be found.

N.B.

Photos used prior to tenants moving in. Photos used are from September 2024.

Accommodation

Ground Floor

Hall

Inner Hallway

Ground Floor Cloakroom / WC

Kitchen / Dining Room 12'6" x 8'3" (3.82m x 2.51m)

Wall mounted gas fired boiler. Fitted electric oven. Gas hob. Extractor. Space and plumbing for appliances.

Lounge 10'3" x 11'11" (3.12m x 3.63m)

Plus under stairs cupboard.

Landing

Airing cupboard housing hot water cylinder. Loft access.

Master Bedroom 8'5" x 16'7" (2.57m x 5.05m)

Maximum measurement.

Bedroom 2 7'2" x 12'0" (2.18m x 3.66m)

Maximum measurement.

Bathroom / WC

Outside

Front

Area of front garden.

Rear Garden

Fully enclosed. Side gated access.

Off Road Parking Space

For a singular vehicle to the rear of the property's rear garden. Can be found adjacent to the neighbouring property's garage.

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.

Disclaimer

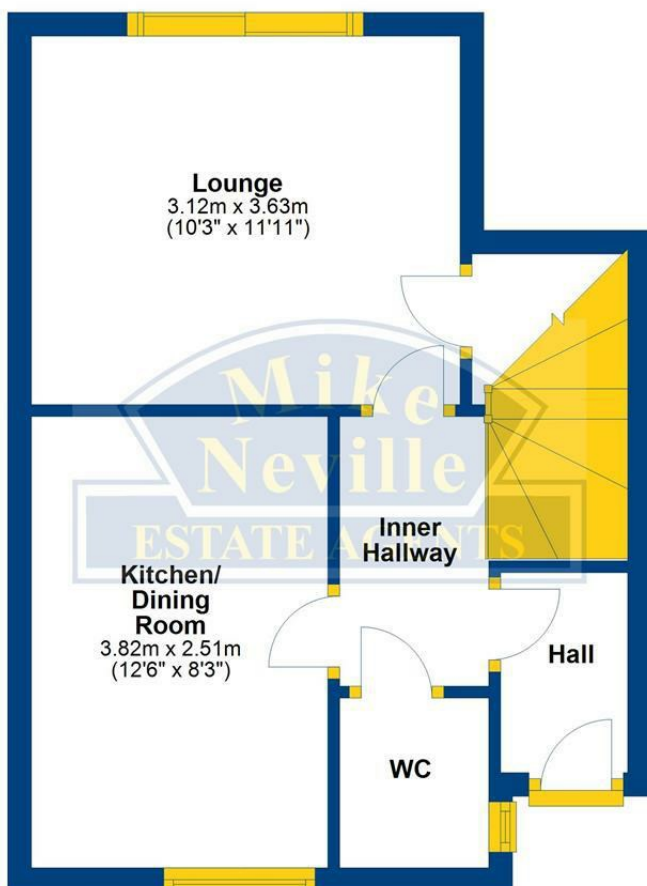
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





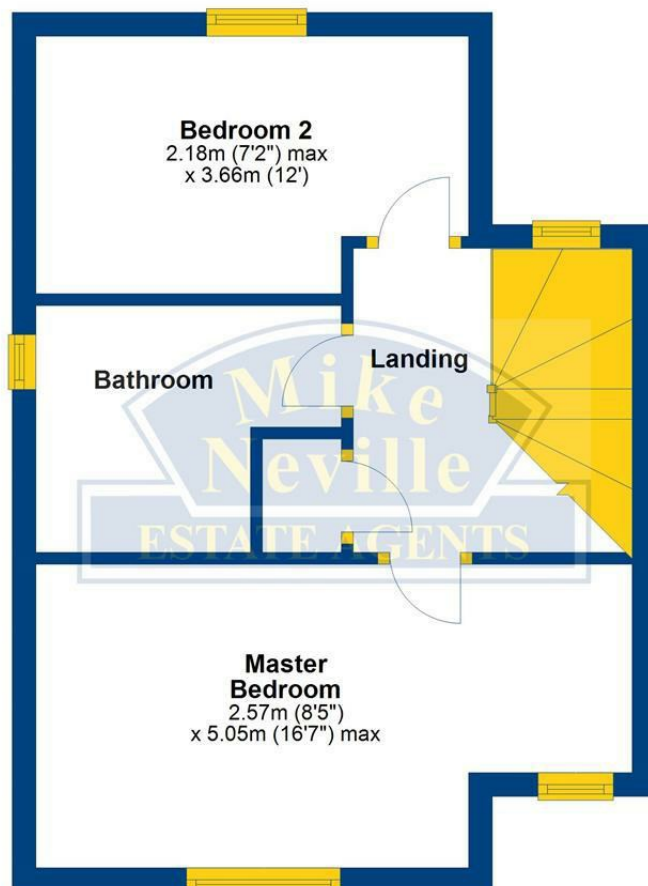
Ground Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.6 sq. feet)



Total area: approx. 63.9 sq. metres (687.5 sq. feet)