



**15 Victoria Road, Rushden  
Northamptonshire NN10 0AH  
£185,000 Freehold**

We are delighted to offer with no upward chain, this spacious terrace house with parking to the rear, boasting approximately 917 sq ft, but with the potential to extend in to the two workshop outbuildings to the rear of the kitchen (subject to planning permission). Situated within immediate walking distance of the town centre, local amenities and Denfield Park Primary School. This property boasts two good size bedrooms, a first floor bathroom and two separate reception rooms, and represents an ideal first time purchase or buy to let investment.

- No upward chain
- Immediate walking distance to the town centre and to Denfield Park Primary School
- Ideal first time purchase or buy to let investment
- Two separate reception rooms
- Fully enclosed rear garden with two workshops and a small store
- Good size property with potential to extend into the workshops to the rear (STPP)
- Off road parking to the rear
- Two spacious bedrooms
- First floor bathroom
- Energy Efficiency Rating - C71



### Location

Victoria Road can be found off Rectory Road and links through to the High Street. 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 - C71

Certificate number - 9202-1203-9002-3507-1600

### Accommodation

#### Ground Floor

##### Hall

##### Lounge 11'2" x 12'9" (3.41m x 3.89m)

Plus bay window.

Two low level alcove cupboards

##### Dining Room 11'7" x 13'9" (3.53m x 4.20m)

Maximum measurement.

Feature alcove cupboard.

##### Kitchen 10'10" x 7'10" (3.31m x 2.40m)

Plus under stairs cupboard.

Space for tall fridge/freezer.

Space for freestanding cooker.

Space and plumbing for washing machine.

Wall mounted gas fired 'Ideal' combination boiler.

#### First Floor

##### Landing

Loft access.

Useful storage cupboard.

##### Master Bedroom 11'8" x 13'2" (3.55m x 4.01m)

##### Bedroom 2 11'3" x 11'4" (3.43m x 3.46m)

##### Bathroom

Three piece suite comprising a bath with wood panel surround & a separate shower over, low flush wc and a pedestal wash hand basin.

#### Outside

##### Front

Front walled forecourt with path to front door.

##### Rear Garden

A pleasant courtyard style rear garden with a feature block paved patio and pathway leading to the outbuildings and rear gate. With gravel borders and a small lawned area.

### Workshops 9'6" x 8'3" + 8'3" x 8'3" (2.92m x 2.53m + 2.53m x 2.53m)

Two brick built workshop rooms which would make ideal garden storage, or could be converted to a useable room or knocked through from the kitchen, subject to any relevant planning permission.

### Store

Useful brick built store.

### Off Road Parking

For 1 to 2 vehicles, accessed off of Beaconsfield Place to the rear, which in turn is accessed off of the High Street. Situated to the rear of the rear garden.

### 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.

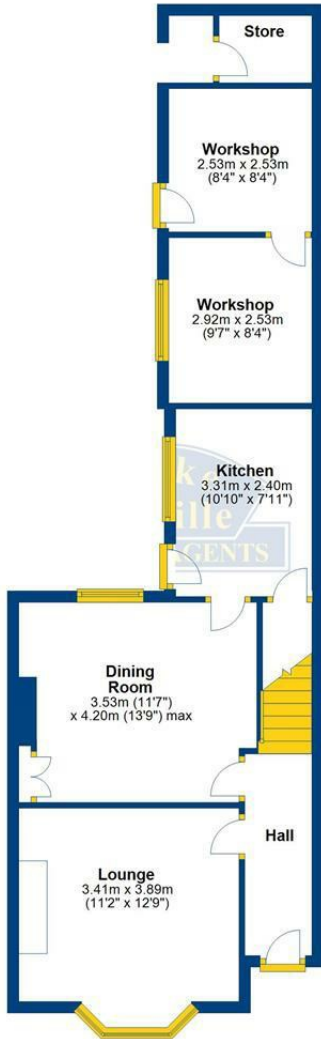
### Disclaimer

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.



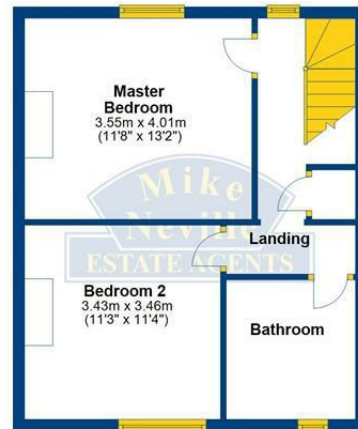
### Ground Floor

Main area: approx. 43.9 sq. metres (472.1 sq. feet)  
Plus outbuildings, approx. 17.3 sq. metres (186.1 sq. feet)



### First Floor

Approx. 41.4 sq. metres (445.2 sq. feet)



Main area: Approx. 85.2 sq. metres (917.2 sq. feet)  
Plus outbuildings, approx. 17.3 sq. metres (186.1 sq. feet)