



239 Wellingborough Road, Rushden Northamptonshire NN10 9XT **£199,950 Freehold**

We are pleased to offer for sale this ideal first time purchase or buy to let investment, offering approximately 872 sq ft of accommodation, and located within walking distance of a range of amenities and local schools. The property benefits from three first floor bedrooms, two separate reception rooms, kitchen and a ground floor bathroom & WC. Externally the property has a front forecourt, providing a small barrier between the house and the road, and a rear yard and garden to the rear.

- Offered with no upward chain
- Convenient location within walking distance to a number of amenities & schools
- Three bedrooms
- Ground floor bathroom
- Lounge
- Separate dining room
- Modern PVC double glazing and gas central heating
- Ideal first time purchase
- Ideal buy to let investment
- Energy Efficiency Rating - TBC - EPC Ordered



Location

The property is located in between Irchester Road and Gordon Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - TBC - EPC Ordered

Certificate number - TBC - EPC Ordered

Accommodation

Ground Floor

Hall

Lounge 10'11" x 10'10" (3.32m x 3.31m)

Plus bay window.

Dining Room 11'11" x 11'3" (3.64m x 3.44m)

Maximum measurement.

Feature recess cupboard.

Kitchen 9'5" x 7'11" (2.86m x 2.41m)

Plus under stairs cupboard.

Space for freestanding cooker.

Space and plumbing for washing machine.

Space and plumbing for further under worktop white good.

Bathroom

Panelled bath and pedestal wash hand basin.

Leads to separate WC.

WC

Wall mounted gas fired 'Ideal' combination boiler.

Low flush wc.

First Floor

Landing

Useful storage cupboard.

Loft access.

Bedroom 1 10'11" x 11'11" (3.32m x 3.63m)

Plus built in wardrobes.

Feature fireplace.

Bedroom 2 12'0" x 8'10" (3.67m x 2.68m)

Feature fireplace.

Bedroom 3 9'3" x 7'11" (2.83m x 2.41m)

Maximum measurement.

Additional Information

PVC double glazed windows.

Gas radiator central heating.

Outside

Front

Front walled forecourt, with a gravel frontage and paved path to the front door.

Rear Garden

With a largely gravelled garden and a paving slab yard and path.

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.

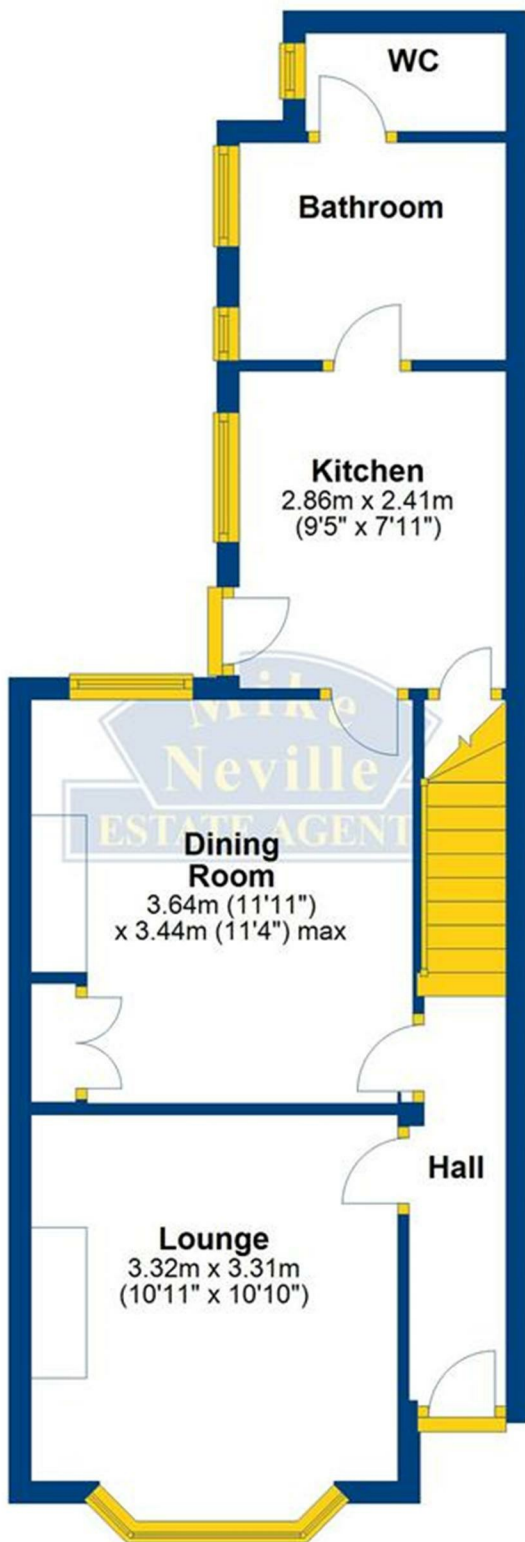
Money Laundering Regulations 2017

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

Approx. 43.7 sq. metres (470.1 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)