

**Mike
Neville**
ESTATE AGENTS

25 Grove Road, Rushden,
Northamptonshire, NN10 0JX

£195,000 Freehold

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Neville House, 67 Wellingborough Road, Rushden NN10 9YG
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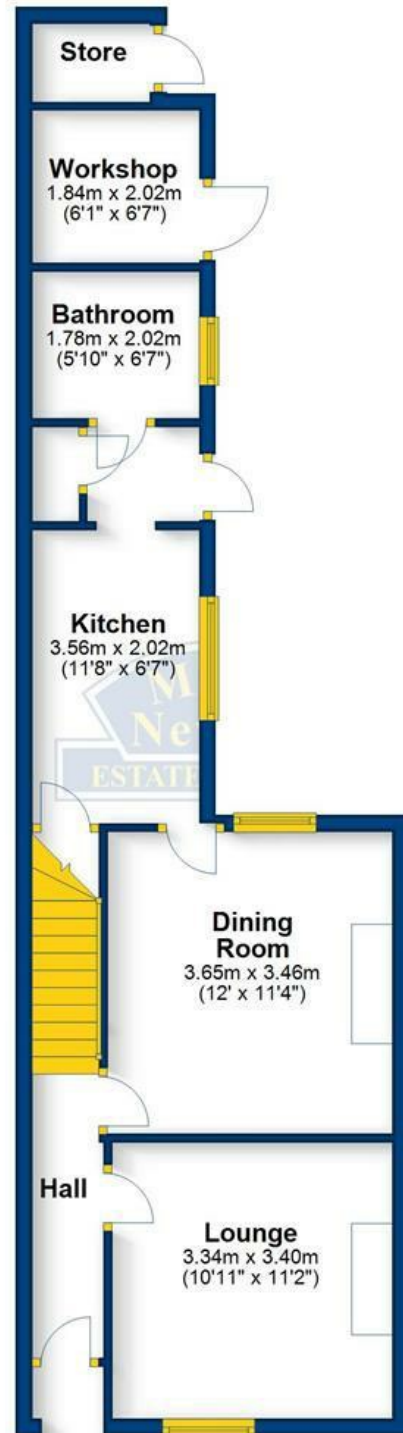
IDEAL FIRST-TIME PURCHASE Recently modernised throughout, this well established mid terrace home is a perfect opportunity to get on the property ladder. The property is offered with no onward chain and has undergone full renovation, bringing the property up to modern standards. Boasting three good size bedrooms, two separate reception rooms, an enclosed rear garden and outbuildings suitable for conversion to further living accommodation, STPP. In our opinion this sensibly priced property will not hang around for too long. Contact us today to arrange a viewing.

- No Onward Chain
 - Recently Modernised Throughout
- Walking Distance To All Local Amenities
 - Established Residential Area
 - Three Bedrooms
- Modern Ground Floor Bathroom / WC
 - Two Separate Reception Rooms
- Outside Workshop & Store, Tiled Roof, PVC Double Glazing, Gas Radiator Central Heating
 - Enclosed Rear Garden
 - Energy Efficiency Rating - E54



Ground Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (418.0 sq. feet)



Total area: approx. 88.8 sq. metres (955.9 sq. feet)

Location
Grove Road is situated off Newton Road and links through to Pightles Terrace. The property can be found as identified via 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 - E54
Environmental Impact Rating - E47

Accommodation

Ground Floor

Porch

Hall

Lounge
10'11" x 11'2" (3.34m x 3.40m)

Dining Room
12'0" x 11'4" (3.65m x 3.46m)
Maximum measurement.

Kitchen
11'8" x 6'8" (3.56m x 2.02m)
Plus under stairs cupboard.

Rear Hall
Airing cupboard housing a modern wall mounted gas fired boiler.

Ground Floor Bathroom / WC

First Floor

Landing
Loft access.

Bedroom 1
10'11" x 14'6" (3.33m x 4.41m)

Bedroom 2
11'11" x 8'7" (3.63m x 2.62m)

Bedroom 3
11'10" x 6'10" (3.61m x 2.09m)

Outside

Front

Workshop
6'1" x 6'7" (1.85m x 2.01m)

Store
3'1" x 4'8" (0.95m x 1.42m)

Rear Garden
There is a right of way through the rear garden of number 25 for access for neighbouring properties.
This is accessed beyond number 27, leading out onto Grove 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

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).

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.







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