



**1 Roberts Street, Rushden  
Northamptonshire NN10 0NG  
Price £240,000 Freehold**

This larger than average family end of terrace home, situated on a double width plot, boasts over 990 sqft of living accommodation and has a lot to offer the prospective purchaser. To the ground floor you will find two reception rooms/areas (in one large open-plan living room), kitchen, utility room and ground floor cloakroom/WC. To the first floor, there are three good size bedrooms and a family bathroom. There is also the benefit of loft ladder access to a large, boarded loft space. Externally, you will find a good size rear garden, whilst to the side of the property there is off road parking for several vehicles, not normally found with this age of property. The nature of the plot lends itself to extensions and garage space etc, subject to any relevant permissions. Further benefitting from two useful outbuildings. This property is situated in a well established residential area with all local amenities within walking distance. An early viewing is highly recommended. NO ONWARD CHAIN.

- No Onward Chain
- Three Bedrooms
- Summerhouse and Large Shed
- Energy Efficiency Rating - D56
- Established Residential Area
- First Floor Bathroom / WC
- Good Size Rear Garden
- New Boiler Fitted 2024
- Lounge With Open Fire
- Off Road Parking



### Location

Roberts Street can be found off Grove Road and links through to Oswald Road, with the property being found towards the Grove Road end of Roberts 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 - D56

Certificate number - 0380-2853-2440-2495-7931

### Accommodation

#### Ground Floor

##### Hall

##### Lounge 10'10" x 14'8" (3.29 x 4.48)

Maximum measurement, including stairs. Open fire. The lounge opens to the dining room.

##### Dining Room 10'10" x 14'10" (3.29 x 4.53)

##### Kitchen 9'9" x 8'6" (2.97 x 2.60)

Plumbing for slimline dishwasher. Gas cooker point. Extractor hood.

##### Utility Room 5'8" x 8'6" (1.73 x 2.60)

Minimum measurement, plus recess. Modern, wall mounted, gas fired Ideal boiler, installed in 2024.

#### Ground Floor Cloakroom / WC

#### First Floor

##### Landing

There is the benefit of loft ladder access to a large, boarded loft space.

##### Bedroom 1 10'10" x 13'9" (3.29 x 4.19)

Minimum measurement, plus built-in wardrobes to one end wall.

##### Bedroom 2 10'11" x 8'5" (3.32 x 2.56)

##### Bedroom 3 8'11" x 8'7" (2.73 x 2.62)

#### Bathroom / WC

#### Outside

### Front

Double gates to side, leading to side driveway.

### Side

### Driveway

Driveway to side, providing tandem fashion parking for several vehicles.

### Rear Garden

Of a good size. Fully enclosed. Right of way for number 3 Roberts Street only.

### Summerhouse 15'2" x 8'9" (4.63 x 2.66)

Maximum measurement. Power and light connected.

### Shed 9'0" x 5'8" (2.75 x 1.72)

Maximum measurement. Power and light connected.

### 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

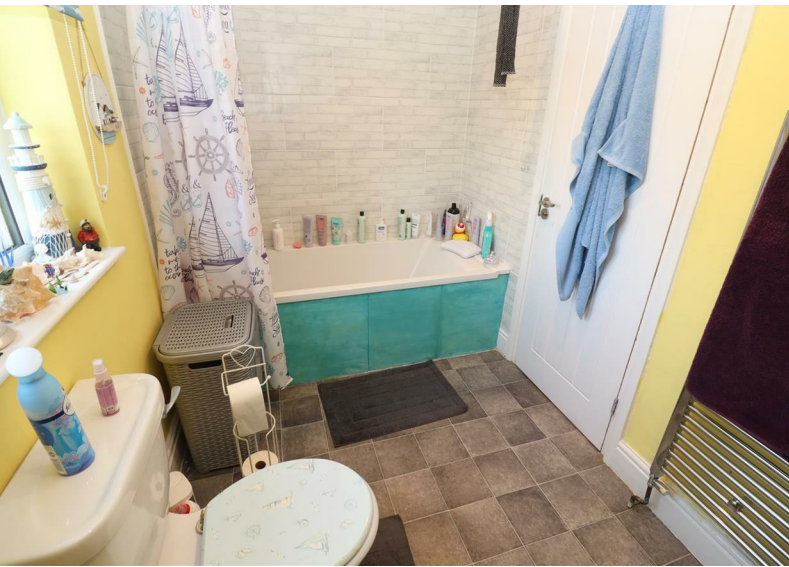
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### 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.



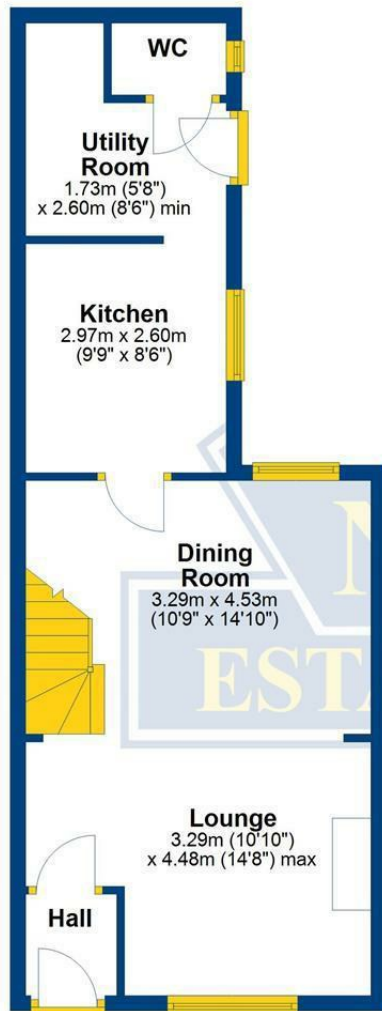






### Ground Floor

Approx. 45.5 sq. metres (490.0 sq. feet)



### First Floor

Approx. 47.1 sq. metres (506.9 sq. feet)



Total area: approx. 92.6 sq. metres (996.9 sq. feet)