

## 67 Victoria Road, Rushden, Northamptonshire, NN10 0AS



**Price £600,000 Freehold**

An outstanding turn of the twentieth century detached family home boasting in excess of 3,000sqft of living accommodation, set over 3 floors. Offered for sale with no onward chain, the property provides roomy, adaptable accommodation and must be viewed to not only be fully appreciated but also to explore the different possibilities that this property provides ie annex/separate apartment/multi-generational living and so on. Situated in a convenient location, with all amenities on hand and externally providing off-road parking and a mature rear/side garden.





## **Location**

Situated off Rectory Road, in the "top" part of Victoria Road. 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**

E

## **Energy Rating**

Energy Efficiency Rating - E49

Certificate number - 2773-3900-0209-3380-5200

## **Accommodation**

### **Ground Floor**

#### **Porch**

#### **Reception Hall**

#### **Ground Floor Cloakroom / WC**

#### **Lounge**

14'2" x 16'10" (4.33m x 5.13m)  
Plus bay window. Fireplace with open fire.

#### **Dining Room**

12'1" x 16'11" (3.69m x 5.15m)  
Fireplace with gas fire.

#### **Inner Hall**

Small study area. Access to under stairs cupboard.

#### **Kitchen / Family Room**

29'7" x 13'0" (9.01m x 3.96m)  
Fitted fridge. Space for appliances.

#### **Utility Room**

10'10" x 12'7" (3.31m x 3.84m)  
Space and plumbing for appliances. Potterton gas fired boiler.

### **First Floor**

#### **Landing**

#### **First Floor Kitchen**

8'9" x 11'1" (2.66m x 3.38m)  
Minimum measurement, plus recess.

#### **Bedroom 2**

12'9" x 16'9" (3.89m x 5.11m)

#### **Bedroom 3**

14'2" x 14'6" (4.33m x 4.43m)

#### **Bedroom 4**

11'9" x 9'1" (3.59m x 2.77m)

#### **Bath / Shower Room / WC**

#### **Bedroom 1**

14'11" x 13'0" (4.55m x 3.96m)  
Minimum measurement, plus bay window.

## **En-suite Bath / Shower Room / WC**

Airing cupboard housing hot water cylinder. Loft access.

## **Second Floor**

### **Landing**

Loft access.

### **Bedroom 5**

14'2" x 9'5" (4.31m x 2.87m)

### **Bedroom 6**

12'8" x 9'5" (3.86m x 2.87m)

## **Washroom / WC**

### **Outside**

Front garden and off road parking facilities.

Access to rear garden.

Rear garden is well matured and screened, being fully enclosed. Situated to the side of the property.

## **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)

## **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**

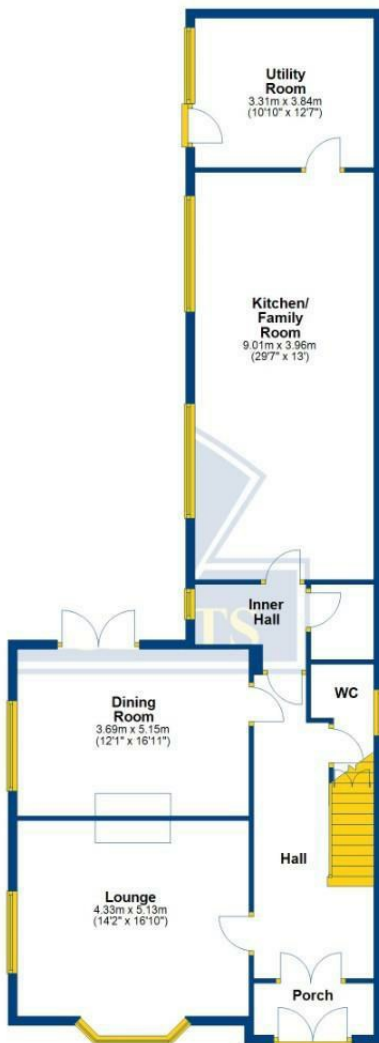
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



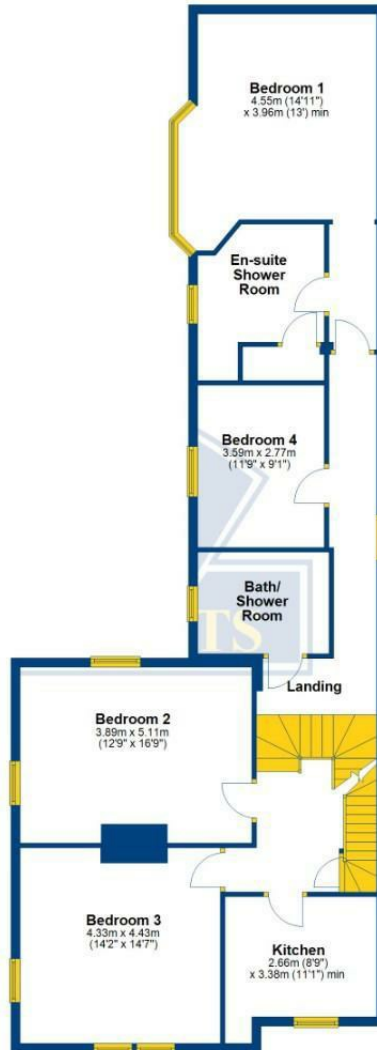




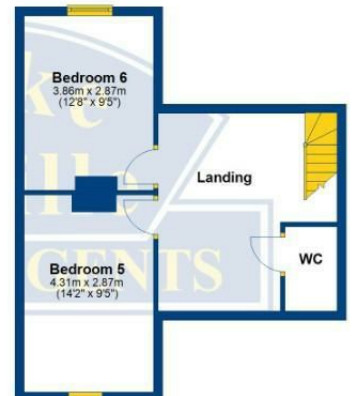
**Ground Floor**  
Approx. 120.5 sq. metres (1296.7 sq. feet)



**First Floor**  
Approx. 121.2 sq. metres (1304.2 sq. feet)



**Second Floor**  
Approx. 41.2 sq. metres (443.7 sq. feet)



Total area: approx. 282.9 sq. metres (3044.6 sq. feet)









