



**67 Victoria Road, Rushden
Northamptonshire NN10 0AS
Offers Over £535,000 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.

- Turn of the twentieth century detached family home
- Roomy, adaptable accommodation
- All amenities on hand
- Energy Efficiency Rating - D61
- Boasting in excess of 3,000sqft of living accommodation
- Annex/separate apartment/multi-generational living possibilities
- Off-road parking
- Offered for sale with no onward chain
- Convenient location
- 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

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.

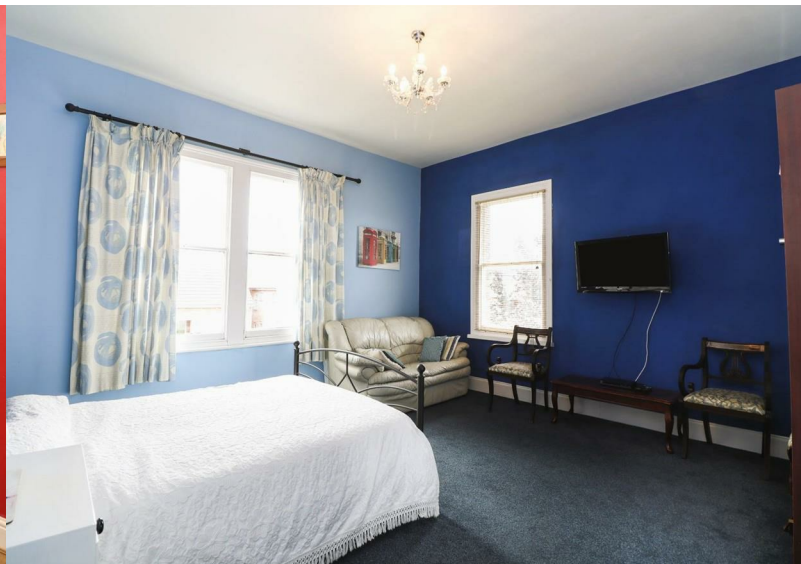
Floorplans

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

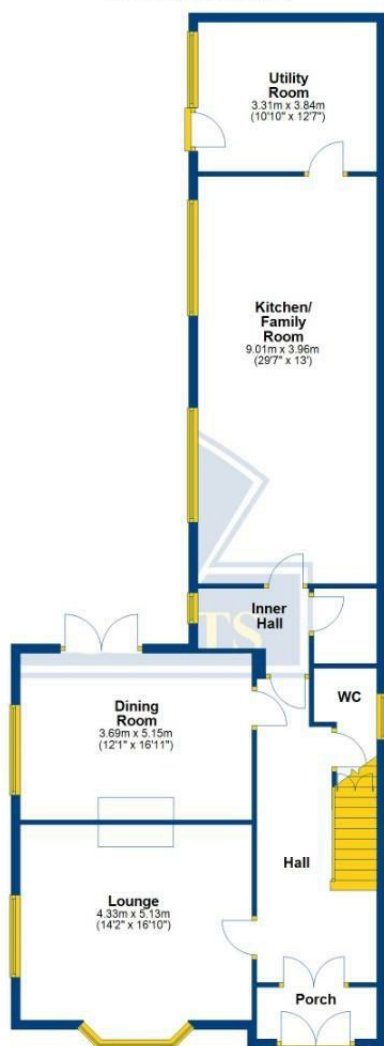
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





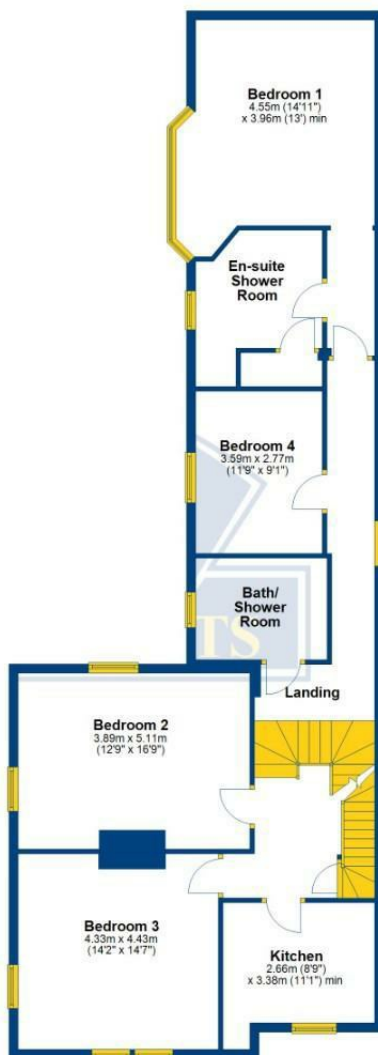
Ground Floor

Approx. 120.5 sq. metres (1290.7 sq. feet)



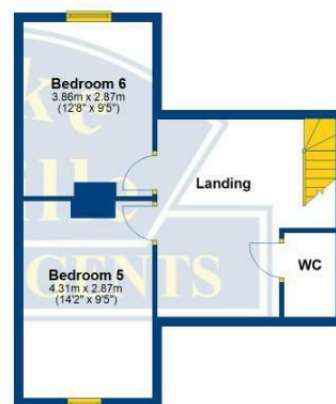
First Floor

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)