



**69 High Street South, Rushden Northamptonshire NN10 0RA**  
**Price £155,000 Freehold**

**\*WELL PRICED FOR AN EARLY SALE\*** We are delighted to offer this competitively priced mid terrace property, situated within walking distance of all local amenities, the town centre, Hall Park, and local schools, in an elevated position, and being offered for sale with no upward chain. The property does require modernisation to some areas, including some work to the kitchen window and wall, guttering & parts of the roof, and general maintenance to the front and rear gardens. Overall, representing an ideal First Time Purchase or Buy To Let / Speculative Investment opportunity.

- No upward chain
- Ideal First Time Purchase
- First floor bathroom
- Energy Efficiency Rating - C70
- Some Modernisation required
- Walking distance to local amenities & Town Centre
- Lounge, separate dining room & kitchen
- Great Investment purchase
- Two good size bedrooms
- Rear Garden with outbuildings (require modernisation)



### Location

High Street South is located between the junction of the High Street and Newton Road, and runs through & into Bedford Road. The property is identified by our 'For Sale' board and is close to the turning into Wymington Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - C70

Certificate number - 0861-3050-1205-1215-0200

### Accommodation

#### Ground Floor

##### Hall

Useful under stairs storage cupboard.

**Lounge 11'0" x 11'6" (3.35m x 3.51m)**

**Dining Room 10'11" x 14'0" (3.34m x 4.26m)**

Plus shallow recess, plus under stairs cupboard.

**Kitchen 8'1" x 7'6" (2.47m x 2.28m)**

Modern white kitchen with a range of base, wall and drawer units.

Built in over, hob and extractor hood.

#### First Floor

#### Landing

**Bedroom 1 10'11" x 14'1" (3.32m x 4.30m)**

Plus cupboard

**Bedroom 2 11'1" x 8'10" (3.38m x 2.70m)**

#### Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low flush wc.

Wall mounted gas fired 'Ideal' combination boiler.

#### Outside

##### Front

Raised frontage, being gravelled.

##### Rear Garden

Slightly tiered garden, mainly paved, with a small border to one side.

Two brick built outbuildings, requiring modernisation. That could be improved to provide secure storage or alternative use.

Access to rear right of way.

### 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. 41.6 sq. metres (448.2 sq. feet)



## First Floor

Approx. 35.2 sq. metres (379.0 sq. feet)



Total area: approx. 76.8 sq. metres (827.2 sq. feet)