



**107 Trafford Road, Rushden
Northamptonshire NN10 0JF
Price £209,950 Freehold**

We are delighted to offer for sale this modernised terrace house, with the added benefit of no upward chain. Consisting of three spacious bedrooms, a fully modernised high gloss finish open plan kitchen/dining room & living area, a well appointed modern bathroom suite, as well as a large private garden. This property is ideal for anyone looking to purchase their first property or indeed for an investment opportunity.

- No Onward Chain
- Three Bedrooms
- Newly fitted Bathroom suite
- Energy Efficiency Rating - D67
- Superb open Plan Kitchen/Dining Room
- Close To Local Amenities
- Easy Access to the A6
- Large Private Garden
- Town Centre Location
- Ideal First Time or Buy to Let Purchase



Location

Trafford Road is situated in between Newton Road and Oval Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

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.

Council Tax Band

A

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Energy Rating

Energy Efficiency Rating - D67

Disclaimer

Certificate number - 2195-3025-7204-4367-5204

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.

Accommodation

Ground Floor

Hall

Kitchen/Dining Room 11'9" x 19'0" (3.58m x 5.79m)

A superb modern kitchen in a high gloss finish, and featuring a range of base, wall and drawer units.

Built in ceramic hob, extractor hood and oven.

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.

Living Room 9'11" x 12'6" (3.02m x 3.82m)

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).

First Floor

Landing

Loft access

Bedroom 1 9'10" x 13'0" (3.00m x 3.97m)

Cupboard housing gas fired boiler

Bedroom 2 12'0" x 9'4" (3.66m x 2.84m)

Bedroom 3 9'1" x 9'2" (2.76m x 2.80m)

Bathroom

Modern and fully refitted bathroom suite, comprising a panelled bath, vanity wash hand basin and low flush wc, with feature tiled splashbacks and surrounds around the bath, along with a separate shower over the bath.

Money Laundering Regulations 2017

Outside

Front

Low maintenance paved frontage, with a white picket fence surround.

Money Laundering Regulations 2017

Rear Garden

Large rear garden with an initial patio area across the rear of the property, leading out onto an established lawn. To the rear of the garden is a large and established wooden shed. The garden has a great deal of privacy, with a tree and hedgerow border along part of the garden.

Money Laundering Regulations 2017

Agents Note



Ground Floor

Approx. 38.5 sq. metres (414.7 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 77.8 sq. metres (837.1 sq. feet)