



**30 Tennyson Road, Rushden
Northamptonshire NN10 9QE
Price £189,950 Freehold**

We are delighted to offer for sale this mature, bay fronted, semi-detached home, situated in an established residential location. The property is presented in good, clean order, although would require modernisation to one's own taste. Boasting three good size bedrooms, large lounge with bay window, kitchen/dining room. and ground floor ground floor wet room/WC. PVC double glazing. Gas radiator central heating. Externally, you will find a large, fully enclosed rear garden, along with a small front garden. An ideal first time purchase or buy to let opportunity. NO ONWARD CHAIN.

- No Onward Chain
- Established Residential Area
- Close to Local Amenities
- Energy Efficiency Rating - D63
- Semi-Detached Home
- Large Rear Garden
- Easy access to A45
- Three Bedrooms
- Kitchen/Dining Room
- Ideal First-Time or Buy to Let Purchase



Location

Tennyson Road is situated off Highfield Road and links through to Westfield Avenue. 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 - D63

Certificate number - 9568-5069-7221-6861-6990

Accommodation

Ground Floor

Hall

Living Room 13'11" x 12'5" (4.25m x 3.78m)

Bay window. Fireplace with gas fire.

Kitchen/Dining Room 8'11" x 15'7" (2.73m x 4.74m)

Plus under stairs cupboard / pantry. Range of units plus space for fridge/freeze and dishwasher. Built in electric oven with gas hob. Extractor hood.

Utility Room 2'7" x 7'3" (0.78m x 2.22m)

Space and plumbing for washing machine.

Wet Room / WC 9'5" x 7'4" (2.87m x 2.24m)

Cupboard housing a British Gas gas fired boiler.

First Floor

Landing

Loft access.

Bedroom 1 11'8" x 12'6" (3.56m x 3.80m)

Plus storage cupboard.

Bedroom 2 11'6" x 8'5" (3.51m x 2.57m)

Plus built in wardrobes.

Bedroom 3 8'6" x 7'0" (2.58m x 2.13m)

Outside



Front

Small front garden. Side gated access to rear.

Rear Garden

Small patio area leading to large established rear garden. Side gated to access front.

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

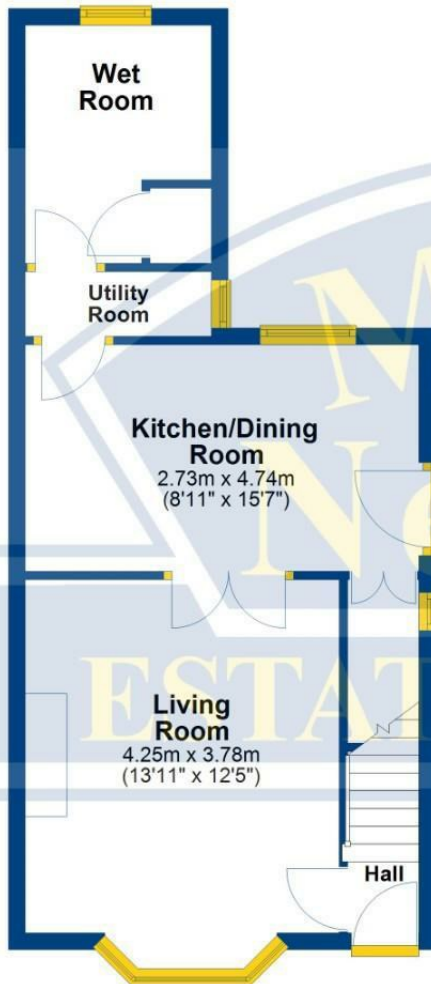
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





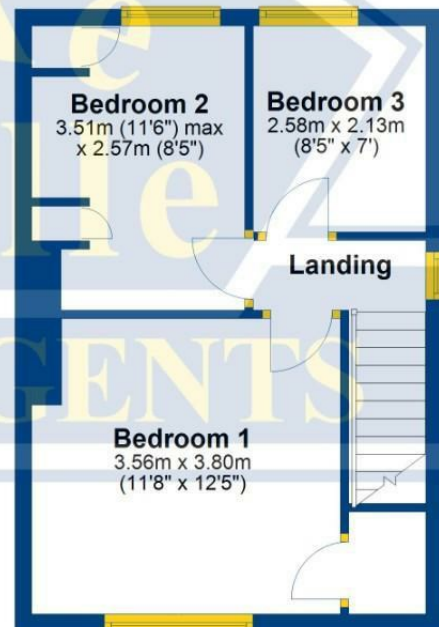
Ground Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



First Floor

Approx. 34.3 sq. metres (369.6 sq. feet)



Total area: approx. 76.8 sq. metres (826.7 sq. feet)