



**103 Trafford Road, Rushden
Northamptonshire NN10 0JF
Price £205,000 Freehold**

We are delighted to offer for sale this three bedroom modernised terrace house onto the open market for sale. The property is ideal for first time buyers or on a buy-to-let purchase basis and is within walking distance of local schools and amenities. The property comprises entrance hall, lounge, dining room, re-fitted kitchen and storage cupboard. To the first floor is a re-fitted modern three-piece family bathroom and three good size bedrooms. Outside is a good size enclosed garden with a storage barn and a patio area. Further benefits include uPVC double glazing and gas radiator heating. Viewing advised.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - A

- Large Private Garden
- Walking distance to Town Centre
- Lounge and Dining Room
- Energy Efficiency Rating - C70
- Close To Local Amenities
- Three Bedrooms
- Re fitted Bathroom
- Ideal as a First Time or Buy To Let Investment Purchase
- Easy Access To A6
- uPVC double glazing and gas radiator central heating



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.

Energy Rating

Energy Efficiency Rating - C70

Certificate number - 0119-9124-3000-0077-3292

Council Tax Band

A

Accommodation

Ground Floor

Hall

Storage Cupboard

Lounge 12'5" x 9'6" (3.80m x 2.90m)

Dining Room 11'5" x 10'2" (3.50m x 3.10m)

Kitchen 9'2" x 7'10" (2.80m x 2.40m)

Space and plumbing for appliances.

First Floor

Landing

Loft access.

Bedroom 1 12'1" x 9'6" (3.70m x 2.90m)

Cupboard housing gas fired boiler.

Bedroom 2 11'9" x 9'2" (3.60m x 2.80m)

Bedroom 3 9'2" x 8'10" (2.80m x 2.70m)

Maximum including cupboard.

Bathroom / WC

Outside

Front

Front forecourt.

Rear Garden

Fully enclosed.

There is a side gated access to one side of the property for the private use of number 103 only, to an alleyway a couple of houses down, leading out on to Trafford Road.

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

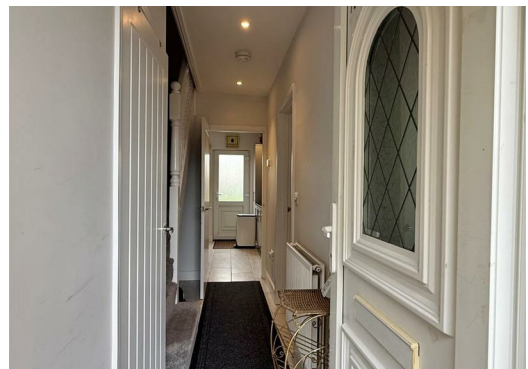
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

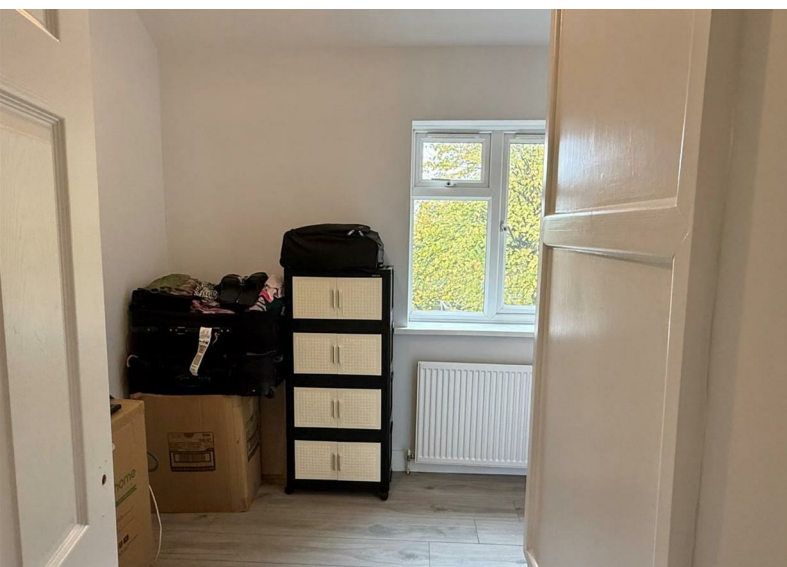
Floorplans

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.

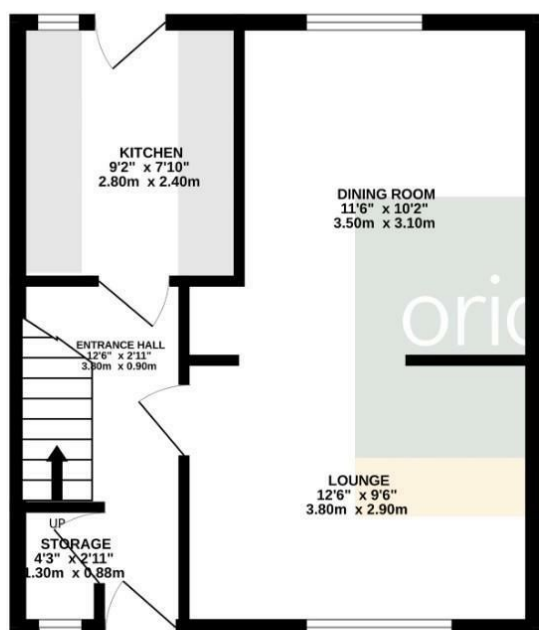
Money Laundering Regulations 2017

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).

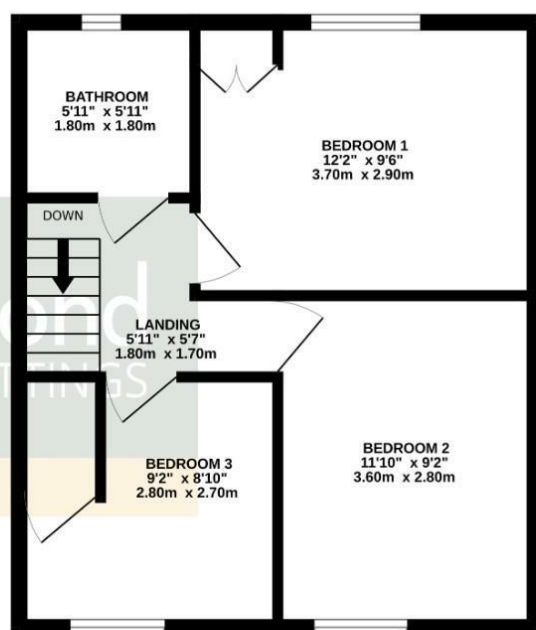




GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025