



**55 Robinson Road, Rushden
Northamptonshire NN10 0EH
Price £200,000 Freehold**

Offered to the market with No Onward Chain is this two bedroom semi-detached property which is presented in good condition throughout and within walking distance to Rushden High Street, local schools and local amenities. The accommodation comprises entrance hallway, open plan lounge/dining room, kitchen and a ground floor WC. From the first floor landing are two double bedrooms and family bathroom. Outside to the rear is a good size enclosed garden. Further benefits include gas radiator heating and uPVC double glazing.

* TENURE - FREEHOLD
* COUNCIL TAX BAND - A

- No Onward Chain
- Through Lounge/Dining Room
- Ideal First Time Purchase or Buy-To-Let Investment
- Energy Efficiency Rating - D62
- Two Double Bedrooms
- Walking distance to town centre
- Convenient Location
- Downstairs W/C
- Enclosed Garden
- Semi-Detached House



Location

Off Cromwell Road and Newton 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 - D62

Certificate number - 2320-7103-0011-9097-1593

Council Tax Band

A

Accommodation

Ground Floor

Entrance Hall

Lounge 11'6" x 11'6" (3.52m x 3.51m)

Dining Room 11'5" x 11'9" (3.48m x 3.59m)

Kitchen 8'5" x 18'5" maximum (2.57m x 5.62m maximum)

Plus pantry. Gas fired boiler.

Ground Floor WC

First Floor

Landing

Cupboard. Loft access.

Bedroom 1 14'11" x 11'6" (4.55m x 3.52m)

Bedroom 2 9'3" x 11'4" (2.83m x 3.47m)

Bathroom / WC 9'3" x 8'5" (2.84m x 2.58m)

Outside

Rear

Rear Garden

Fully enclosed. Shed. Store. Well established.

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

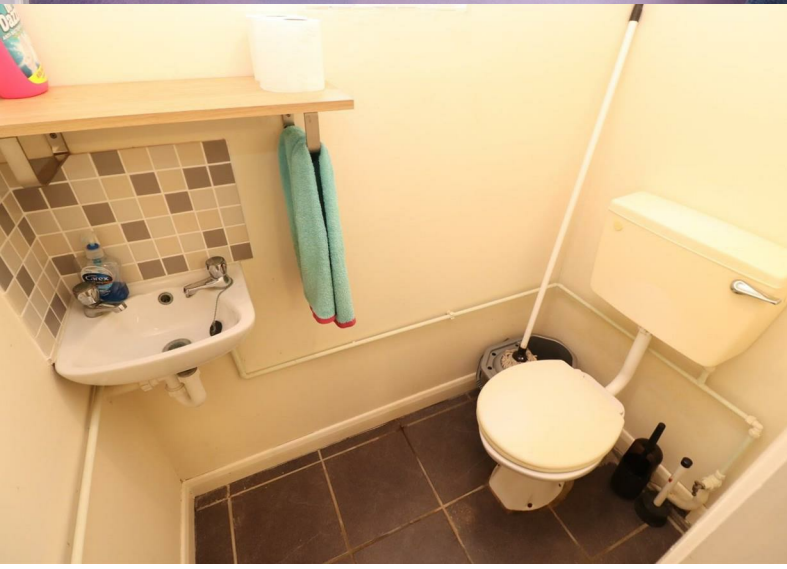
and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

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.

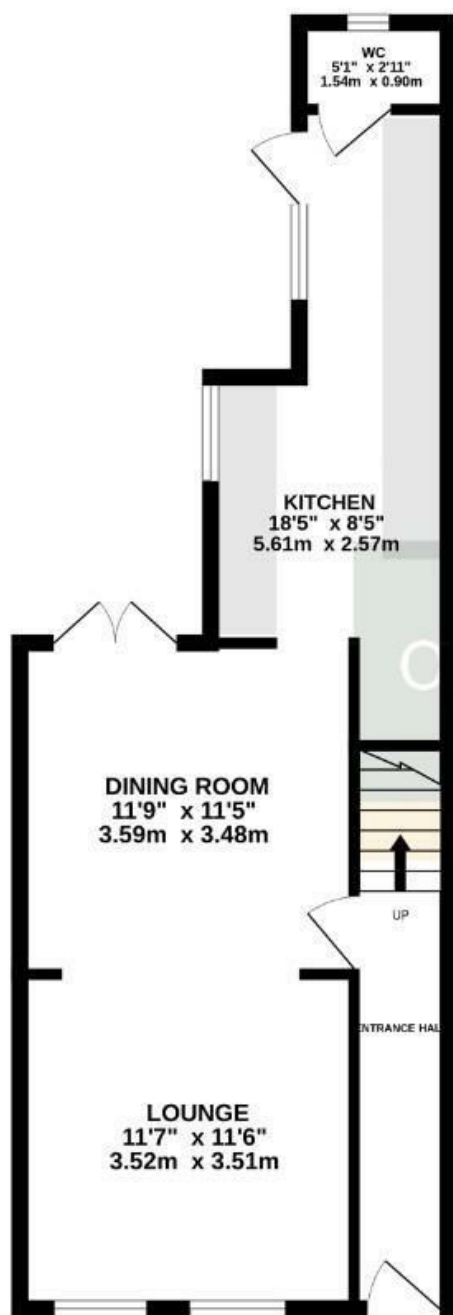
Money Laundering Regulations 2017

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
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.7 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.
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