



**126 Cromwell Road, Rushden  
Northamptonshire NN10 0EF  
Price £180,000 Freehold**

Offered to the market with no onward chain is this three bedroom bay fronted mid terrace property which is located close to local amenities and has convenient access to the A6 and A6 bypass. The property is ideal for First Time Buyers or as a buy-to-let purchase. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen and ground floor bathroom. To the first floor are three good size bedrooms. Outside there is a small enclosed rear garden with side gated access.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - A

- |                                 |                                 |                               |
|---------------------------------|---------------------------------|-------------------------------|
| ■ No Onward Chain               | ■ Ideal First time Purchase     | ■ Ideal Buy To Let Investment |
| ■ Three Bedrooms                | ■ Lounge through to Dining Room | ■ Fitted Kitchen              |
| ■ Ground Floor Bathroom / WC    | ■ Enclosed Rear Garden          | ■ Central Location            |
| ■ Energy Efficient Rating - D65 |                                 |                               |



### Location

Close to the turning in to Robinson 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 - D65

Certificate number - 5039-9528-7000-0902-8206

### Council Tax Band

A

### Accommodation

#### Ground Floor

#### Porch

#### Entrance Hall

#### Lounge 13'3" x 10'10" (4.05m x 3.32m)

Plus bay.

#### Dining Room 11'10" x 10'11" (3.61m x 3.34m)

#### Kitchen 10'4" x 7'3" (3.16m x 2.23m)

Plus pantry.

#### Ground Floor Bathroom / WC 7'10" x 7'5" (2.39m x 2.27m)

#### First Floor (Paragraph)

#### First Floor

#### Landing

Cupboard. Loft access.

#### Bedroom 1 14'1" x 10'10" (4.30m x 3.31m)

#### Bedroom 2 11'7" x 8'6" (3.55m x 2.60m)

#### Bedroom 3 9'9" x 7'4" (2.99 x 2.24m)

#### Outside

#### Front

Front forecourt.

#### Rear

#### Rear Garden

Enclosed with side gated access, out on to Robinson Road. Right of way access for number 128.

### 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.

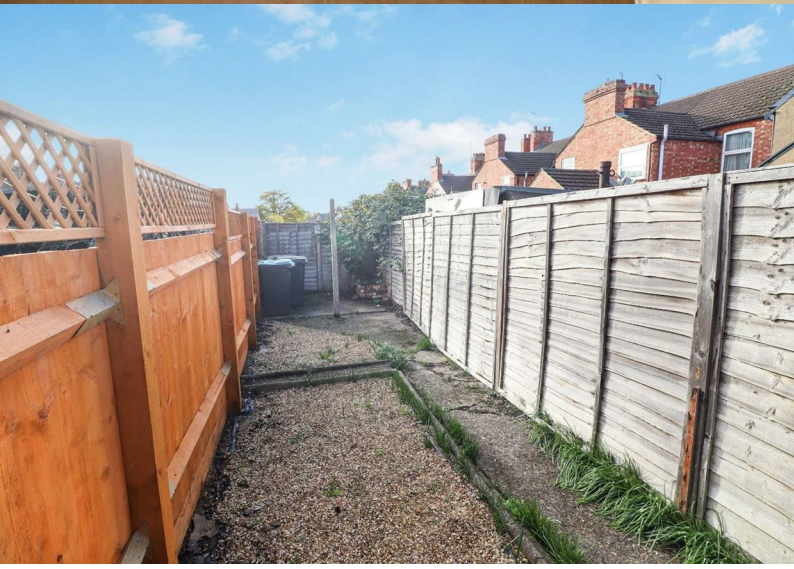
### Floorplans

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

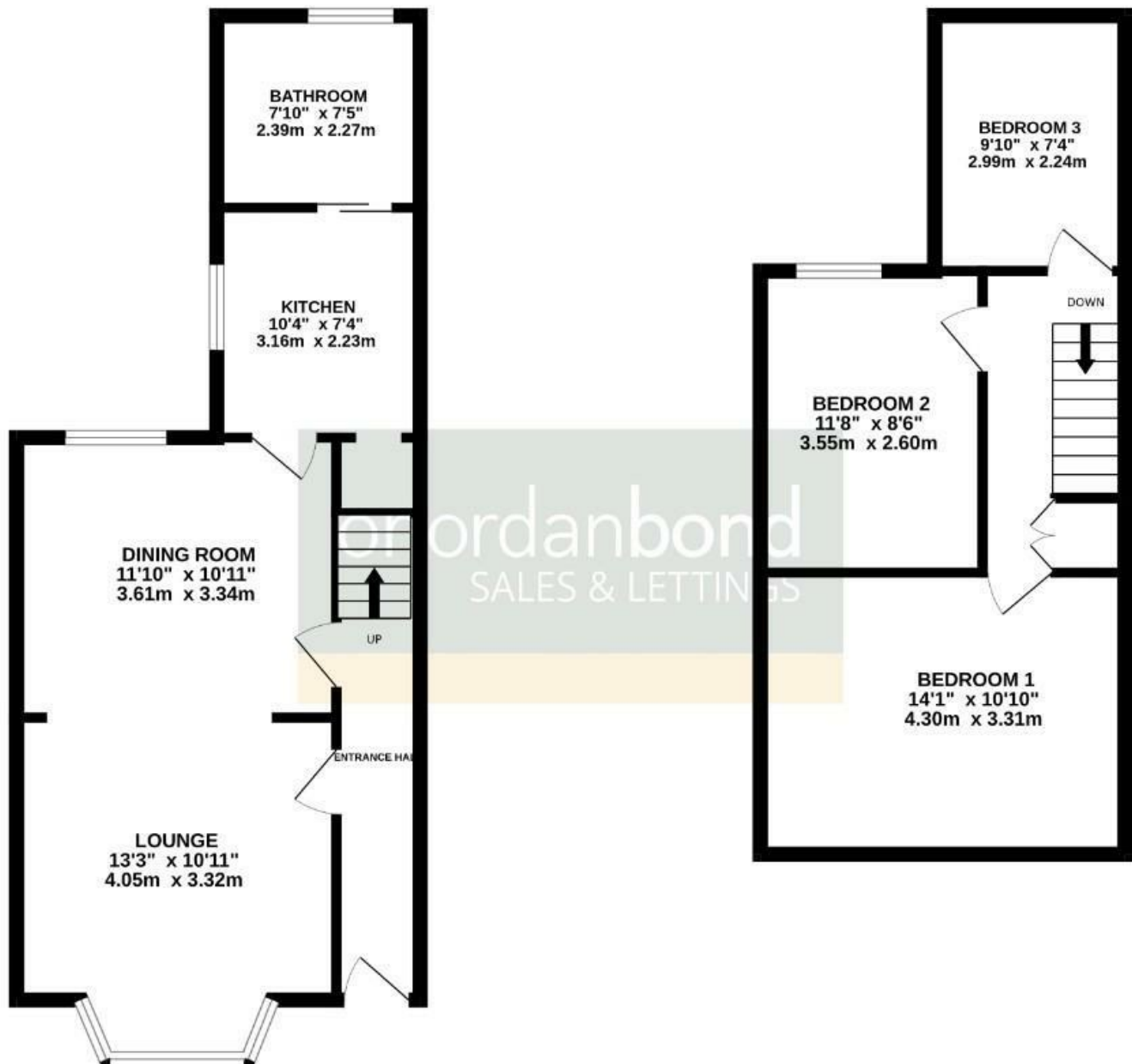
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
482 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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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