



**66 Newton Road, Rushden
Northamptonshire NN10 0HQ
Offers Over £200,000 Freehold**

This terrific terrace home is situated in a very convenient location, with all local amenities within walking distance. Offered in immaculate condition throughout and boasting three bedrooms, modern kitchen, lounge, dining room and a modern ground floor bathroom. Perfect as a first time purchase, family home or buy to let investment opportunity. Contact us today to arrange that all important early viewing to avoid disappointment.

- Immaculate Condition throughout
- Ideal First Time Purchase
- Two Reception Rooms
- Energy Efficiency Rating - C69
- All Local Amenities Within Walking Distance
- Ready To Move Straight In
- Ground Floor Bathroom / WC
- Town Centre Location
- Three Bedrooms
- Large Rear Garden



Location

Newton Road leads through from the A6 through to the High Street/Rectory Road. The property can be found, as identified via our for sale board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 0310-2711-8160-2102-6765

NB:

We are advised by our vendor client of the following:
Original oak flooring under carpets – untouched and perfect condition.
New carpets and vinyl flooring - April 2024.
New shower thermostat - November 2023.
New fencing - rear garden and patio - August 2024.
Pergola and new swing set - August 2024.
Made to measure blinds throughout - January 2024.
New shed - July 2023.
White goods can possibly be left as part of the sale - washing machine purchased May 2023.
New kitchen - June 2023.
Downstairs doors refurbished and painted - July 2024.
Full neutral decoration throughout - September 2024.
Boiler is less than 5 years old – Original install date TBC.
Front of house patio - September 2023.
Front of house painted - September 2024.

Accommodation

Ground Floor

Porch

Hall

Lounge 10'9" x 11'0" (3.28 x 3.35)

Dining Room 11'8" x 11'3" (3.56 x 3.43)

Maximum measurement, plus under stairs cupboard.

Kitchen 9'0" x 7'0" (2.75 x 2.14)

Electric oven. Electric hob. Space and plumbing for washing machine. Space for tall fridge/freezer. (White goods can possibly be left as part of the sale - washing machine purchased May 2023).

Ground Floor Bathroom / WC

Cupboard housing modern wall mounted gas fired boiler.

First Floor

Landing

Access to boarded loft space.

Bedroom 1 10'11" x 14'4" (3.33 x 4.36)

Fitted cupboards.

Bedroom 2 11'9" x 8'8" (3.59 x 2.63)

Bedroom 3 8'8" x 7'3" (2.65 x 2.22)

Maximum measurement.

Outside

Front

Front forecourt. Side gated access, adjacent number 62.

Rear Yard

Fully enclosed. Gated access.

Rear Garden

A large, south facing rear garden, being fully enclosed and offset/set slightly away from the property, accessed via a pathway.

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

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).

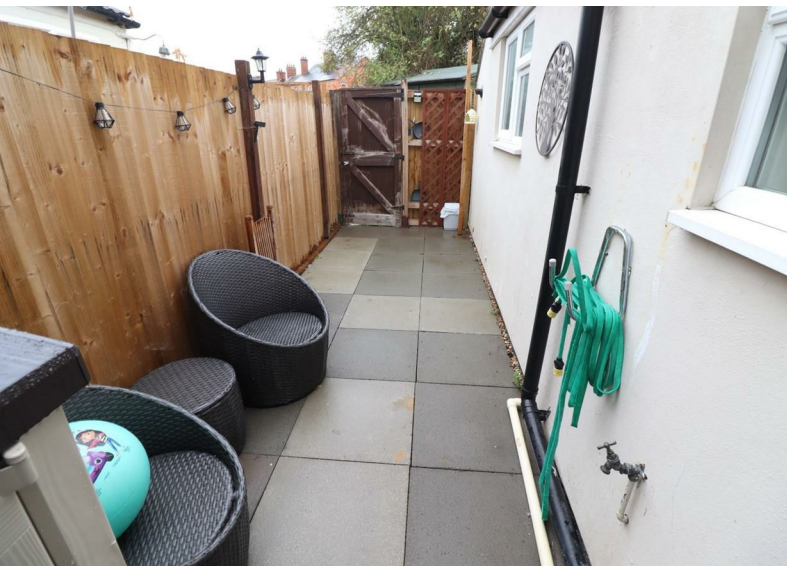
Floorplans

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.

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.





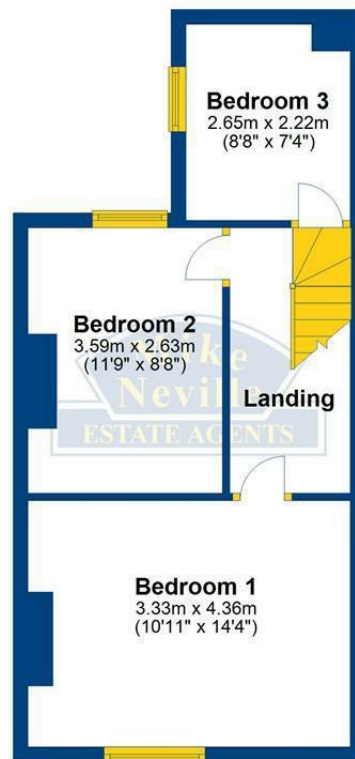
Ground Floor

Approx. 41.6 sq. metres (447.6 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



Total area: approx. 78.3 sq. metres (842.6 sq. feet)