



40 Pemberton Street | Rushden | NN10 9TW



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## Price Guide £194,500

A two/three bedroom mid-terraced property conveniently located close to the town centre, recently fully refurbished it would make an ideal first-time buy or investment purchase. A viewing is highly recommended. Boasting a newly fitted kitchen and bathroom, upgraded gas fired radiator central heating system, PVCu double glazing and useful dressing room/possible third bedroom accessed through of the principal bedroom. The accommodation briefly comprises of a sitting room, kitchen, utility/dining area, bathroom, first floor landing, two bedrooms, dressing room and garden. No onward chain.

- Two/three bedroom terraced property
- New kitchen and bathroom
- Fully refurbished throughout
- Ideal investment or first time buy
- Gas central heating with newly installed radiators
- South west facing garden

New composite part glazed door leading from the front into the

### **Sitting Room**

10'10" x 10'0" (3.32 x 3.07)

Window to front, contemporary style vertical radiator, ornamental fire place with timber surround and mantle, door to inner hall.

### **Inner Hall**

Door to kitchen, staircase to first floor.

### **Kitchen**

10'9" x 9'0" (3.29 x 2.76)

Fitted with a range of base level units in a white high gloss finish with wooden effect worksurfaces above, inset single ceramic bowl with mixer tap above, metro tiled splashbacks, space for fridge freezer, vertical radiator, window to rear, door to

### **Dining Area/Utility**

5'2" x 17'5" (1.58 x 5.32)

Two windows and part glazed door to side, radiators, worksurfaces along one wall to allow for dining area or office space, space and plumbing for washing machine and tumble dryer, further door to the

### **Bathroom**

5'1" x 9'5" (1.57 x 2.89)

Fitted with a brand new three piece suite including a low level WC, wash hand basin, bath with thermostatic shower above. Hand held and rainfall shower heads, glazed screen, tiling to all splash areas, towel warmer radiator, tiled floor, expelair, window to side.

### **First Floor Landing**

Doors to bedrooms one and two

### **Bedroom Two**

11'1" x 10'2" (3.38 x 3.10)

Window to front, radiator, cast iron fireplace.

### **Bedroom One**

10'10" x 9'5" (3.32 x 2.88)

Window to rear, radiator, loft access hatch, door to

### **Dressing Room**

4'11" x 8'5" (1.50 x 2.59)

Window to rear, radiator, wall mounted gas fired central heating boiler.

### **Rear Garden**

In need of further cultivation with areas of paving and shingle and fully enclosed by new fencing. South west in aspect with gated access to neighbouring gardens.

### **Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

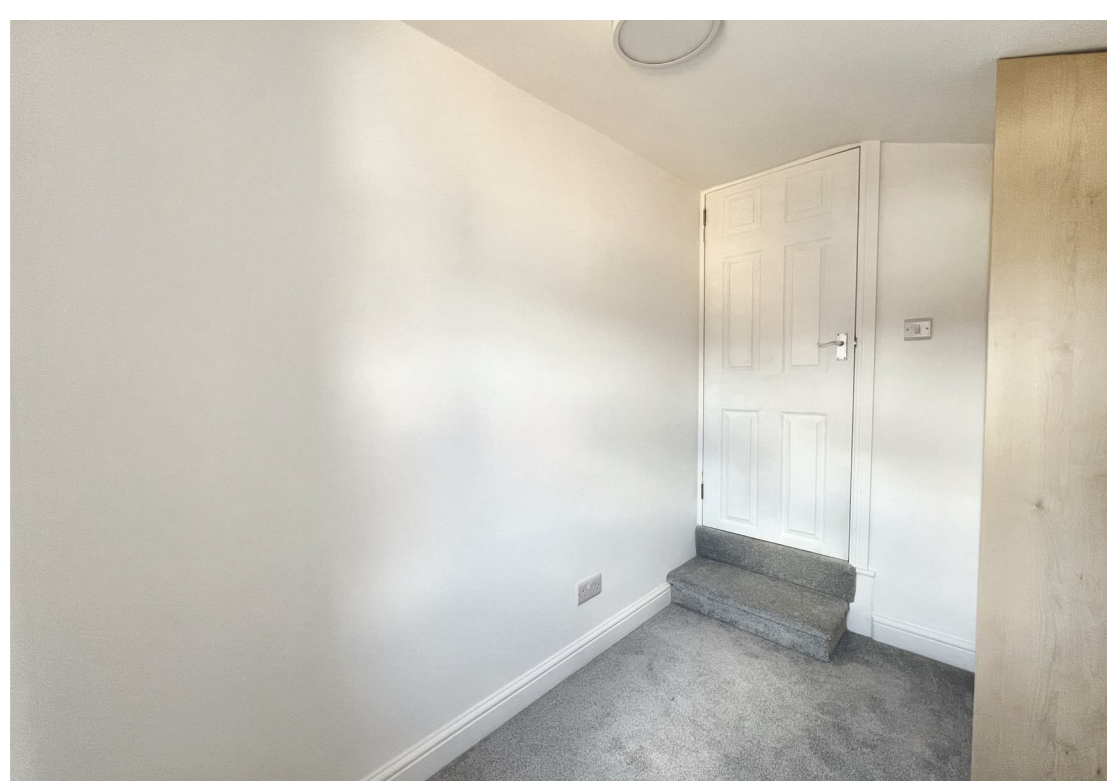
Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.





# Further Information



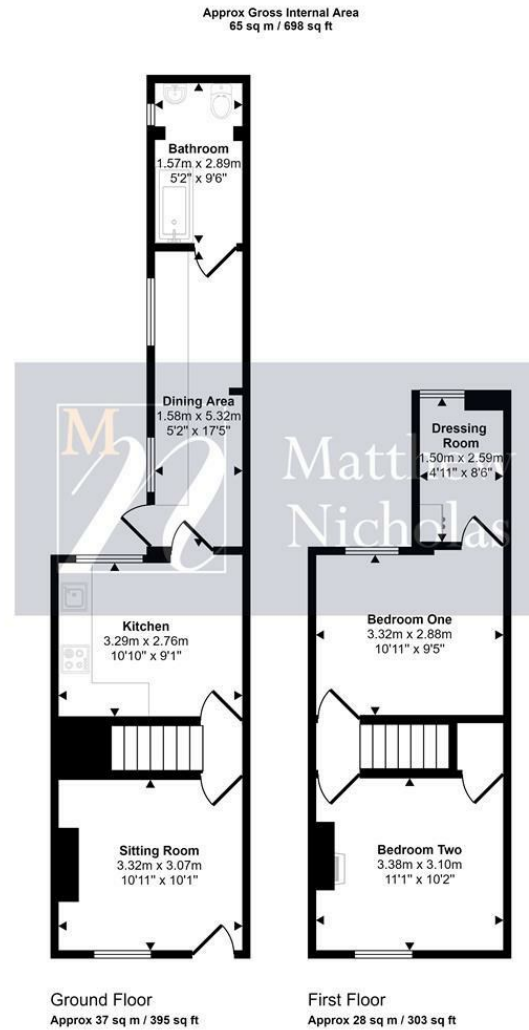
Local Authority: North Northamptonshire Council

Tax Band: A

Floor Area: 698.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>85</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>66</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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