



39a Glassbrook Road, Rushden, Northamptonshire NN10 9TG

£1,250 PCM

Available to let now is this 4 bedroom detached family home occupying a good size plot on the edge of this small development, built some years ago by Stamford Homes. The property is offered in good order throughout and comprises entrance hall, kitchen diner, utility room, downstairs cloakroom, four bedrooms, en-suite to master and family bathroom. Externally the property boasts a car port, additional driveway parking and rear garden. Immediate viewing recommended.

****AGENTS NOTE - 1 WEEK HOLDING DEPOSIT****

1 week holding deposit (£288.00) will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the first months rent upon move in. Should the references fail, this amount is non-refundable.



Location

Situated just off Glassbrook Road, towards the Wellingborough Road end of Glassbrook Road (rather than the Irchester Road end). The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 0862-2885-7724-2900-6541

Hall

Cupboard.

Living Room 8'6" x 15'3" (2.59 x 4.66)

Plus square bay window.

Kitchen / Dining Room 9'6" x 15'3" (2.89 x 4.66)

Wall mounted gas fired boiler. Electric oven. Gas hob. Extractor hood.

Utility Area 3'5" x 7'2" (1.05 x 2.18)

Space and plumbing for washing machine.

Ground Floor Cloakroom / WC

Landing

Airing cupboard housing hot water cylinder.

Bedroom 1 8'6" x 12'8" (2.59 x 3.87)

Plus fitted wardrobe.

En-suite Shower Room / WC

Bedroom 2 11'8" x 8'6" (3.56 x 2.60)

Loft access. Double doors to Juliet Balcony.

Bedroom 3 10'5" x 8'11" (3.17 x 2.72)

Maximum measurement, plus door recess, including fitted wardrobe.

Bedroom 4 7'5" x 8'6" (2.25 x 2.60)

Bathroom / WC

Outside

Front

Corner plot. Areas of front and side garden.

Off Road Parking

Large off road parking area to the side of the property.

Car Port

Double gates to front. Open plan to the rear, to the rear garden. Door to / from utility room.

Rear Garden

Fully enclosed and providing privacy.

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.

