



**1 Winchester Road, Rushden  
Northamptonshire NN10 0HW  
Price £200,000 Freehold**

Nestled on Winchester Road, just off Newton Road and Oswald Road in Rushden, this delightful Victorian end of terrace home offers a perfect blend of character and modern living. Spanning an impressive 896 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen, leading through to a utility area, which both come equipped with fitted appliances, making it a joy for any culinary enthusiast. The spacious bathroom is also a standout feature, boasting a separate shower for added convenience. Outside, you will find an enclosed rear yard and separate enclosed rear garden, providing a private space for outdoor enjoyment, with good storage facilities also. With two well-proportioned bedrooms, this home is perfect for small families, couples, or individuals seeking a comfortable living space in a friendly community. The property also works as a buy to let investment prospect. The property's Victorian charm combined with contemporary amenities makes it a truly appealing choice for those looking to settle in Rushden. Please contact ourselves, the Sole Selling Agents, to arrange an early viewing. No onward chain.

- Delightful Victorian end of Terrace Home - No onward chain
- Utility Room, which comes equipped with fitted appliances
- Gas radiator central heating
- EPC rating - E51
- Spanning an impressive 896 square feet
- Spacious bathroom, boasting a separate shower for added convenience
- Brand new carpets to lounge, dining room and hall
- Modern kitchen, which comes equipped with fitted appliances
- PVC double glazing
- Enclosed rear yard and separate enclosed rear garden



### Location

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

A

### Energy Rating

Energy Efficiency Rating - E51

Certificate number - 8107-1155-2329-3327-1333

### Outside - Rear

Fully enclosed rear year with side gate.

Fully enclosed rear garden with gate and various sheds / storage areas.

NB - we understand from our vendor client that there is a right of way in between the rear yard and rear garden of number 1, providing access for number 3 only, to access their rear yard and garden. There is a gated access to the side of number 1 that provides this access. This will obviously be clarified by way of any potential purchasers solicitors/conveyancers before a legal commitment is made.

### 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

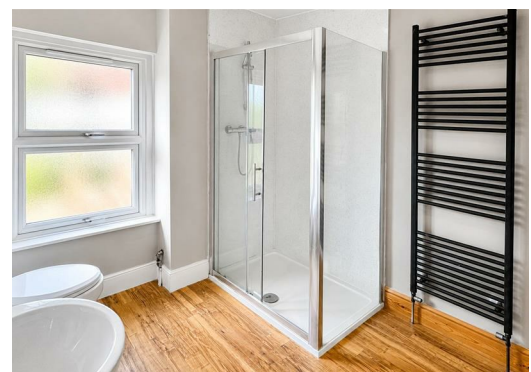
property. Any appliances mentioned have not been tested by ourselves.

### 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

Approx. 43.9 sq. metres (472.7 sq. feet)



### First Floor

Approx. 39.4 sq. metres (423.7 sq. feet)



Total area: approx. 83.3 sq. metres (896.4 sq. feet)