



**5 Glassbrook Road, Rushden
Northamptonshire NN10 9TG
Price £235,000 Freehold**

Offered for sale with no onward chain is this unique end of terrace home on a double width plot, incorporating a double driveway, garage and good size rear garden. The house itself requires sensible modernisation and comprises three bedrooms, large first floor bathroom, through hallway, lounge, dining room, kitchen, utility, workshop and WC. A very interesting buy to live in purchase or investment opportunity. Viewing advised.

- Three Bedrooms
- Four Piece Bathroom Suite
- End Of Terrace
- Energy Rating - D60
- Spacious Lounge and Dining Room
- Ideal First Time Purchase or Buy To Let Purchase
- Walking Distance To High Street and Amenities
- Downstairs WC
- Parking To Side and Garage
- Close Access to A45



Location

Off Wellingborough Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D60

Certificate number - 2130-3409-1060-9101-0375

Accommodation

Ground Floor

Porch

Entrance Hall

Lounge 12'11" x 11'5" (3.94m x 3.48m)

Fireplace and gas fire.

Dining Room 11'2" x 12'2" (3.41m x 3.73m)

Fireplace and gas fire.

Kitchen 8'1" x 10'2" (2.47m x 3.10m)

Worcester gas fired boiler for central heating and hot water. Serviced December 2025. Gas cooker point.

Utility Room 8'3" x 7'11" (2.52m x 2.42m)

Space and plumbing for washing machine.

Workshop 8'3" x 4'9" (2.52m x 1.47m)

Ground Floor WC 5'1" x 2'11" (1.55m x 0.89m)

First Floor

Landing

Two cupboards. Loft access.

Bedroom 1 12'0" x 12'2" (3.67m x 3.72m)

Bedroom 2 9'11" x 11'5" (3.03m x 3.48m)

Bedroom 3 7'6" x 8'3" (2.31m x 2.54m)

Bathroom / Shower Room / WC 8'2" x 15'1" (2.51m x 4.60m)

Airing cupboard with radiator.

Outside

Front

Parking

Double width drive. Gated access to rear.

Garage

Rear

Garden

Fully enclosed. Small store.

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

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.

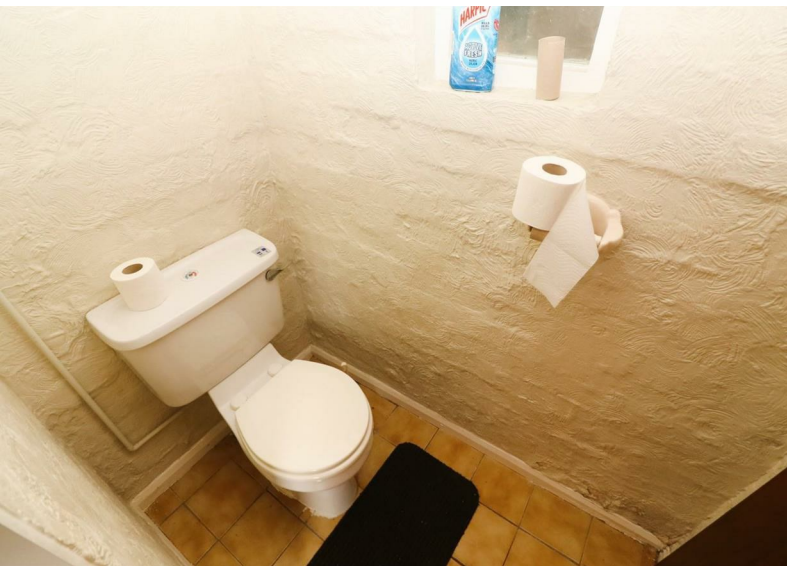
Floorplans

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.

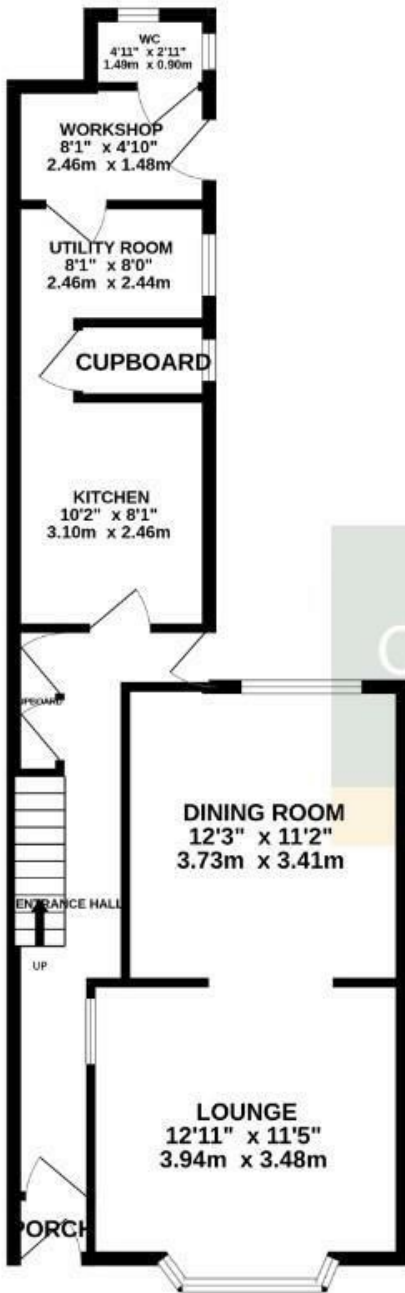
Money Laundering Regulations 2017

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).

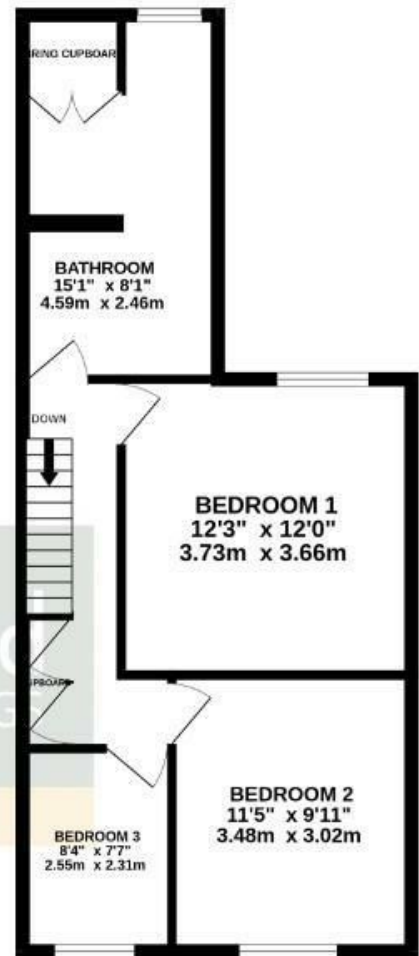




GROUND FLOOR
602 sq.ft. (55.9 sq.m.) approx.



1ST FLOOR
499 sq.ft. (46.4 sq.m.) approx.



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SALES & LETTING

TOTAL FLOOR AREA: 1101 sq.ft. (102.3 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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