



**29 Roberts Street, Rushden
Northamptonshire NN10 0NG
Guide Price £175,000 Freehold**

Situated in an established residential area of Rushden, on this popular, wider than average street is the well-priced end of terrace home. Located within walking distance of the Town Centre and local schools also. Briefly comprising two double bedrooms, first floor bathroom/WC, through lounge/dining room, long kitchen and a pleasant rear garden with summerhouse. This property would make an ideal first time purchase or buy to let investment. To arrange an early viewing, contact our office today.

- Established Residential Area
- Close driving distance to A6
- First Floor Bathroom / WC
- Energy Efficiency Rating - D56
- Walking distance to Town Centre
- Two Double Bedrooms
- Through Lounge / Dining Room
- Walking distance to Local Schools
- Good Condition Throughout
- Good Size Rear Garden with Summer House



Location

Roberts Street can be found off Grove Road and links through to Oswald Road with the property being found towards the Grove Road end of Roberts Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D56

Certificate number - 1015-7115-3002-0027-3602

Accommodation

Ground Floor

Lounge 11'11" x 12'2" (3.64 x 3.71)

Dining Room 9'11" x 12'2" (3.02 x 3.71)

Maximum measurement.

Kitchen / Breakfast Room 18'10" x 5'8" (5.75 x 1.73)

A modern white fitted kitchen benefitting from a range of base, wall and drawer units.

Space for 'American' style fridge/freezer.

Space and plumbing for a washing machine.

Space and plumbing for a tumble dryer or dishwasher.

Space for freestanding cooker.

First Floor

Landing

Bedroom 1 11'11" x 15'10" (3.64 x 4.82)

Bedroom 2 10'0" x 9'7" (3.05 x 2.92)

Maximum measurement including cupboard housing Baxi wall mounted gas fired combination boiler.

Loft access with pull down loft ladder.

Bathroom / WC

White suite comprising a bath, low flush wc and pedestal wash hand basin, with tiled splashbacks to water sensitive areas.

Outside

Front

Rear Garden

A rear yard opening into an established rear garden, with a small patio area leading on to a path that runs to the back of the garden, where the summerhouse and storage is located, along with a further patio area.

Summerhouse 9'0" x 5'7" (2.75 x 1.70)

Maximum internal measurement, plus storage area.

N.B.

There is a right of way between the rear yard and rear garden, for the neighbouring properties to gain access to their gardens. This leads out, adjacent number 29, onto Roberts Street itself.

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

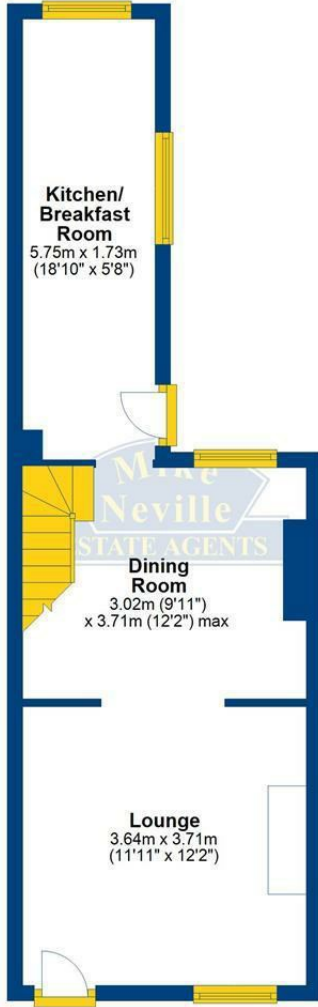
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 67.9 sq. metres (730.5 sq. feet)