



**9 Spencer Road, Rushden
Northamptonshire NN10 6AD
Guide Price £200,000 Freehold**

Offered to the market for sale with no onward chain is this mid terrace property benefiting from a fully enclosed, southerly facing rear garden, backing on to Spencer Park Grounds, with the property having been completely re-roofed in 2022, PVC double glazing installed during 2024 and gas radiator central heating via a modern boiler. The property is situated in a sought after residential location, within walking distance of the Town Centre and local schools. Three good size bedrooms, landing, hall, through lounge/dining room, kitchen, rear hall and ground floor bathroom/WC. Outside there is a front forecourt, store and the enclosed rear garden. Ideal first-time purchase or buy-to-let. Contact ourselves, the Sole Selling Agents, to arrange to view.

- No Onward Chain -
- Views Over Spencer Park Grounds To The Rear
- Through Lounge / Dining Room
- Energy Efficiency Rating - D65
- All Local Amenities Within Walking Distance
- Completely Re-Roofed in 2022
- Outside Store
- Walking distance to Town Centre & Local Schools
- Three Bedrooms
- Enclosed, Southerly Facing Rear Yard and Garden



Location

Situated between Washbrook Road / Ealing Terrace and Hayway, towards the Washbrook Road / Ealing Terrace end of Spencer Road. The property itself can be found as identified via our For Sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D65

Certificate number - 9668-6078-6286-5140-1234

Accommodation

Ground Floor

Porch

Hall

Lounge 11'3" x 11'3" (3.43 x 3.43)

Plus bay window.

Dining Room 11'5" x 11'8" (3.48 x 3.56)

Maximum measurement.

Kitchen 9'11" x 7'11" (3.02 x 2.42)

Plus under stairs cupboard/pantry.

Wall mounted gas fired Ideal boiler.

Dishwasher. Electric oven. Gas hob. Extractor. Plumbing for washing machine.

Inner Hall

Useful storage cupboard.

Ground Floor Bathroom / WC

First Floor

Landing

Linen cupboard. Loft access.

Bedroom 1 11'3" x 14'9" (3.43 x 4.49)

Bedroom 2 11'5" x 9'1" (3.48 x 2.78)

Bedroom 3 9'11" x 7'11" (3.02 x 2.42)

Outside

Front

Front forecourt.

Rear

Store

Rear Garden

A fully enclosed, southerly facing rear garden.

We understand a right of way does / did exist over the neighbouring property's rear yard and garden (number 11) then out onto Spencer Road, but this has not been used for many, many years, and is now blocked off.

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

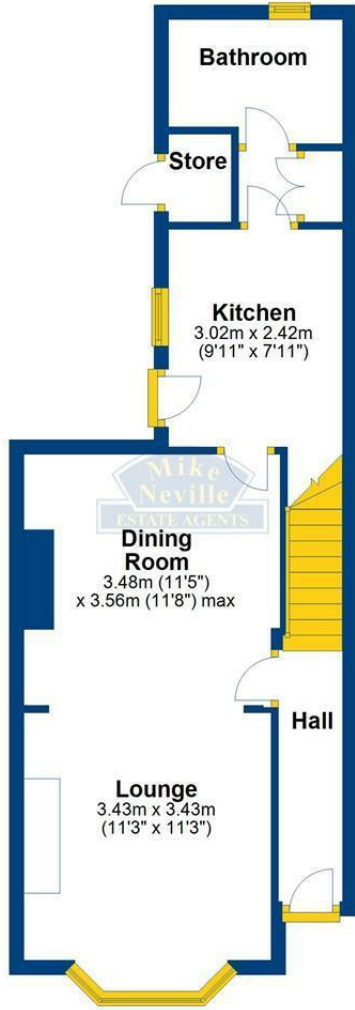
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



First Floor

Approx. 39.0 sq. metres (420.1 sq. feet)



Total area: approx. 84.1 sq. metres (905.2 sq. feet)