



**96 Park Road, Rushden
Northamptonshire NN10 0LU
Offers Over £210,000 Freehold**

We are delighted to offer for sale this three storey, three double bedroom, two bathroom bay fronted terrace home, situated in a popular residential area towards the South side of the Town, just off the main A6, with local schools and amenities within walking distance. An ideal first time purchase, family home or indeed buy to let investment prospect. Three double bedrooms, two modern bathrooms, two landings, porch, hall, lounge, dining room, modern kitchen and utility room. An immediate viewing is advised - please contact ourselves to arrange.

- Three storey, three double bedroom, two bathroom bay fronted terrace home
- Two modern bathrooms
- Modern kitchen
- Energy Rating - D60
- Popular residential area towards the South side of the Town
- Two landings, porch, hall
- Utility room
- Three double bedrooms
- Lounge, dining room
- Immediate viewing is advised



Location

Off Harborough Road and Bedford Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

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).

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D60

Certificate number - 5700-8579-0822-8296-3673

N.B

This property is occupied. Our marketing photography shown has been edited to remove our vendor clients personal effects.

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

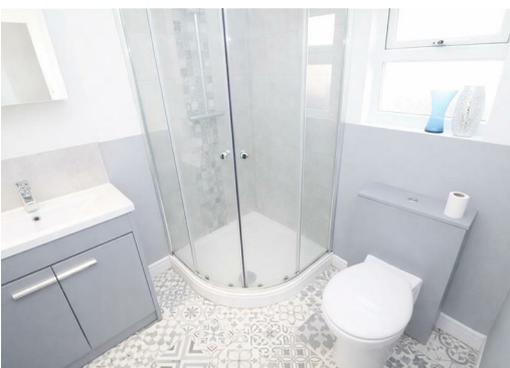
Disclaimer

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

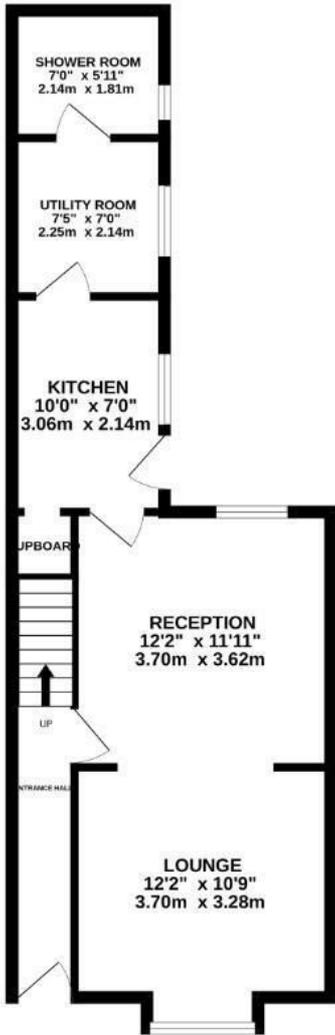
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

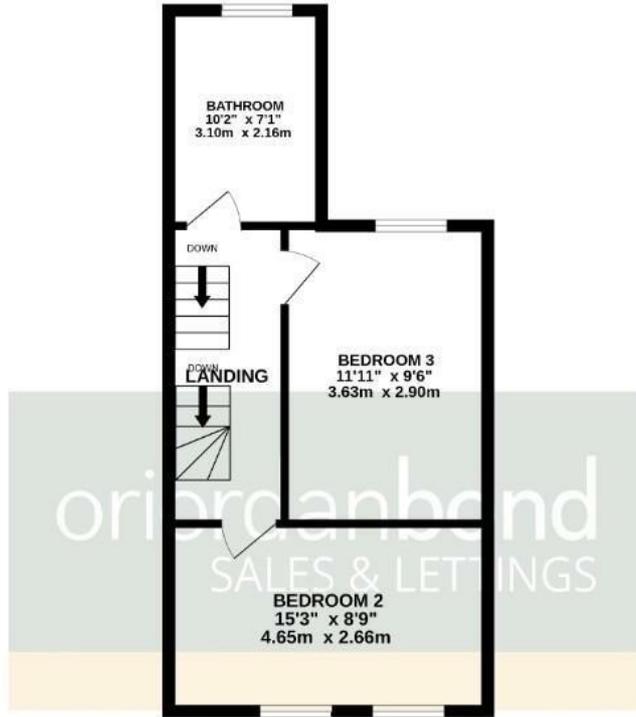




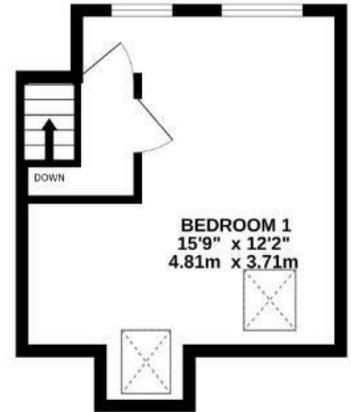
GROUND FLOOR
504 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



2ND FLOOR
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1143 sq.ft. (106.2 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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