



**177 Queen Street, Rushden  
Northamptonshire NN10 0AY  
Offers Over £180,000 Freehold**

We are delighted to offer to the market this very spacious two bedroom terrace property, for sale with no onward chain, which is presented in very good order throughout. The property is well situated, being at the top of Queen Street, within walking distance to the local amenities and easy access to all major road links. The property comprises a spacious through hallway, with study area, a good size lounge leading to a separate dining room, modern, refitted galley style kitchen, modern refitted ground floor shower room, two double bedrooms and an enclosed rear garden.

- No Onward Chain
- Modern Refitted Kitchen With Cooker
- Spacious Lounge & Dining Room
- Energy Efficiency Rating - D67
- Very Good Order Throughout
- Enclosed Rear Garden
- Ideal First Time Purchase
- Two Double Bedrooms
- Refitted Bathroom With Shower
- Great Location



### Location

The property is well situated, being at the top of Queen Street within walking distance to the local amenities and easy access to all major road links. Also, 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 - D67

Certificate number - 0979-1203-6104-3408-1404

### Accommodation

#### Ground Floor

##### Porch

##### Through Hallway

Leading from the entrance door to the kitchen, with an area suitable for a study within the rear of the hall / rear hallway.

##### Lounge 12'1" x 11'11" (3.70m x 3.65m)

##### Dining Room 9'4" x 11'3" (2.87m x 3.43m)

##### Rear Hall

With an area suitable for a study within the rear of the hall / rear hallway.

##### Kitchen 8'10" x 9'11" (2.70m x 3.03m)

Electric oven. Gas hob. Extractor hood. Space for appliances.

##### Ground Floor Shower Room / WC 8'10" x 5'3" (2.71m x 1.61m)

Modern wall mounted gas fired boiler.

#### First Floor

##### Landing

Cupboard. Loft access.

##### Bedroom 1 15'5" x 12'0" (4.70m x 3.67m)

##### Bedroom 2 9'4" x 11'2" (2.86m x 3.41m)

### Outside

#### Front

Front forecourt.

#### Rear Garden

Yard, right of way, enclosed rear garden.

### 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

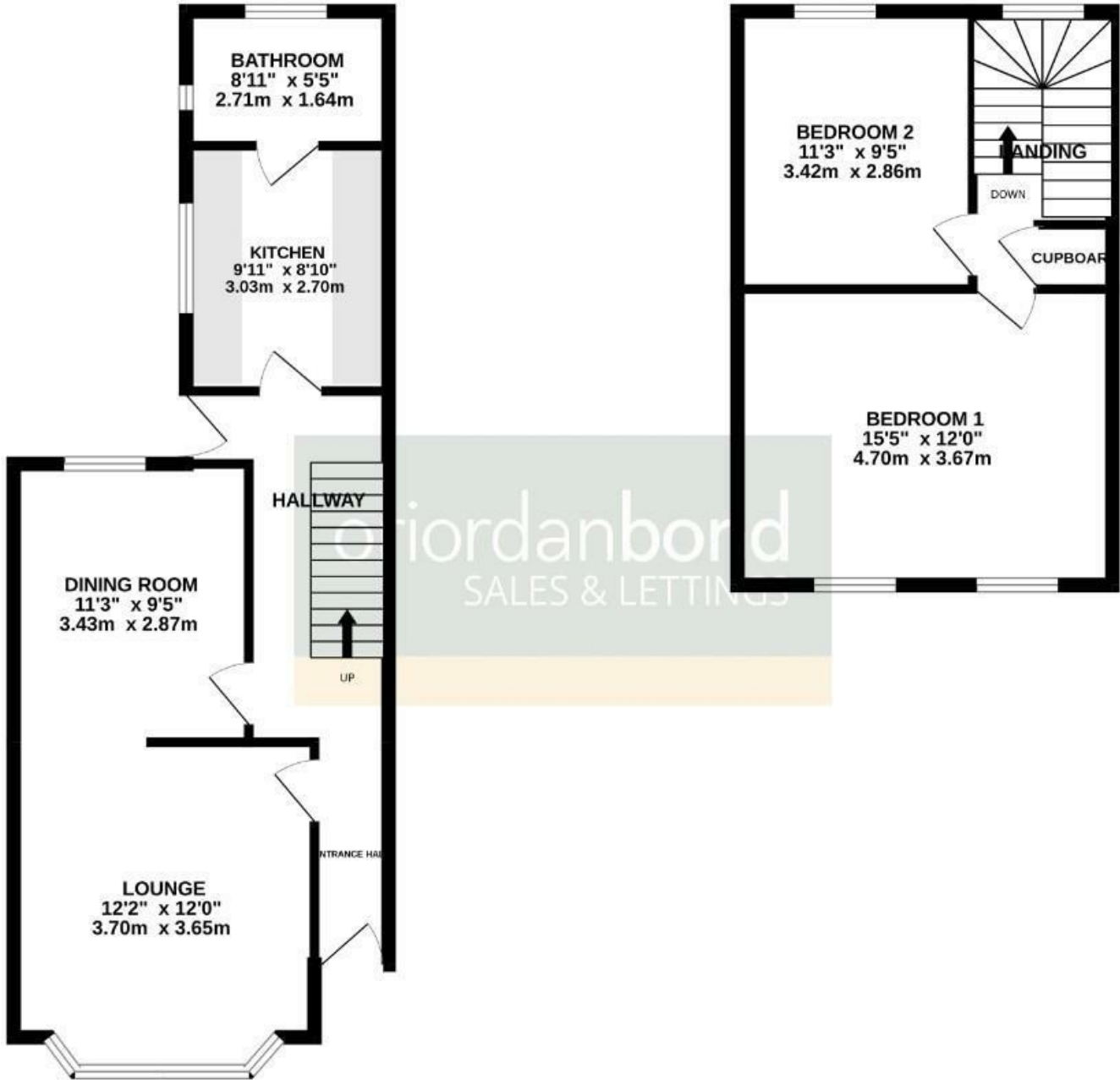
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
504 sq.ft. (46.8 sq.m.) approx.

1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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