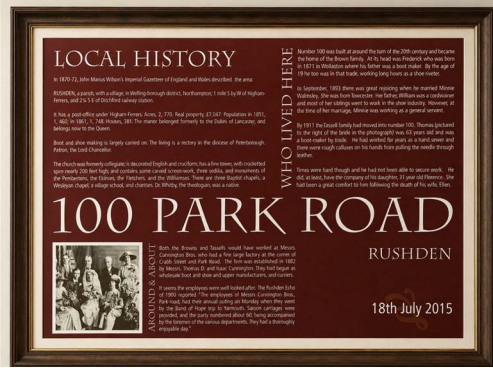




**100 Park Road, Rushden
Northamptonshire NN10 0LU
Price £190,000 Freehold**

We are delighted to offer for sale this three double bedroom, 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, landing, porch, hall, lounge opening through to a separate dining room, kitchen, utility room and ground floor bathroom. PVC double glazing. Gas radiator central heating. Enclosed rear garden with shed and rear gated access. An immediate viewing is advised - please contact ourselves to arrange.

- Three double bedroom, bay fronted terrace home
- An ideal first time purchase, family home or indeed buy to let investment prospect
- Utility room and ground floor bathroom
- EPC rating - EPC ordered
- Situated in a popular residential area towards the South side of the Town
- Three double bedrooms, landing, porch, hall
- PVC double glazing, Gas radiator central heating
- Just off the main A6, with local schools and amenities within walking distance
- Lounge opening through to a separate dining room, kitchen
- Enclosed rear garden with shed rear gated access



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.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - TBC - EPC ordered

Certificate number - TBC - EPC ordered

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.

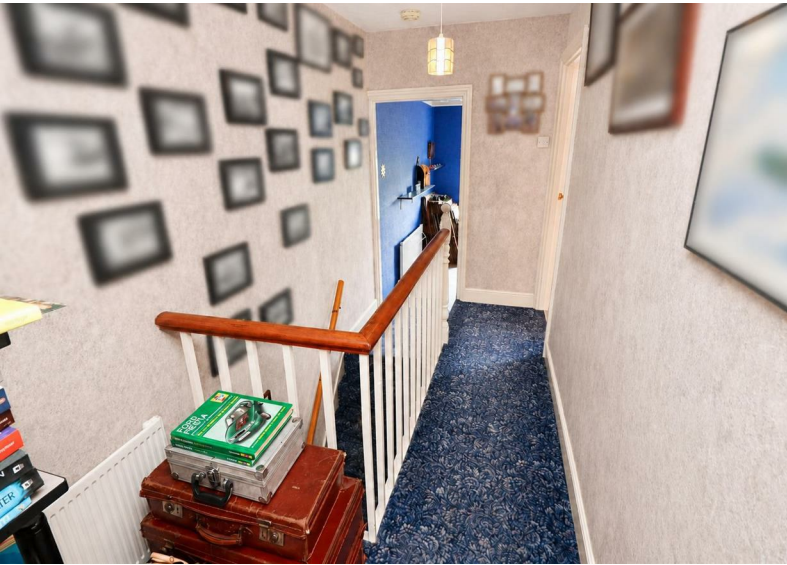
Floorplans

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

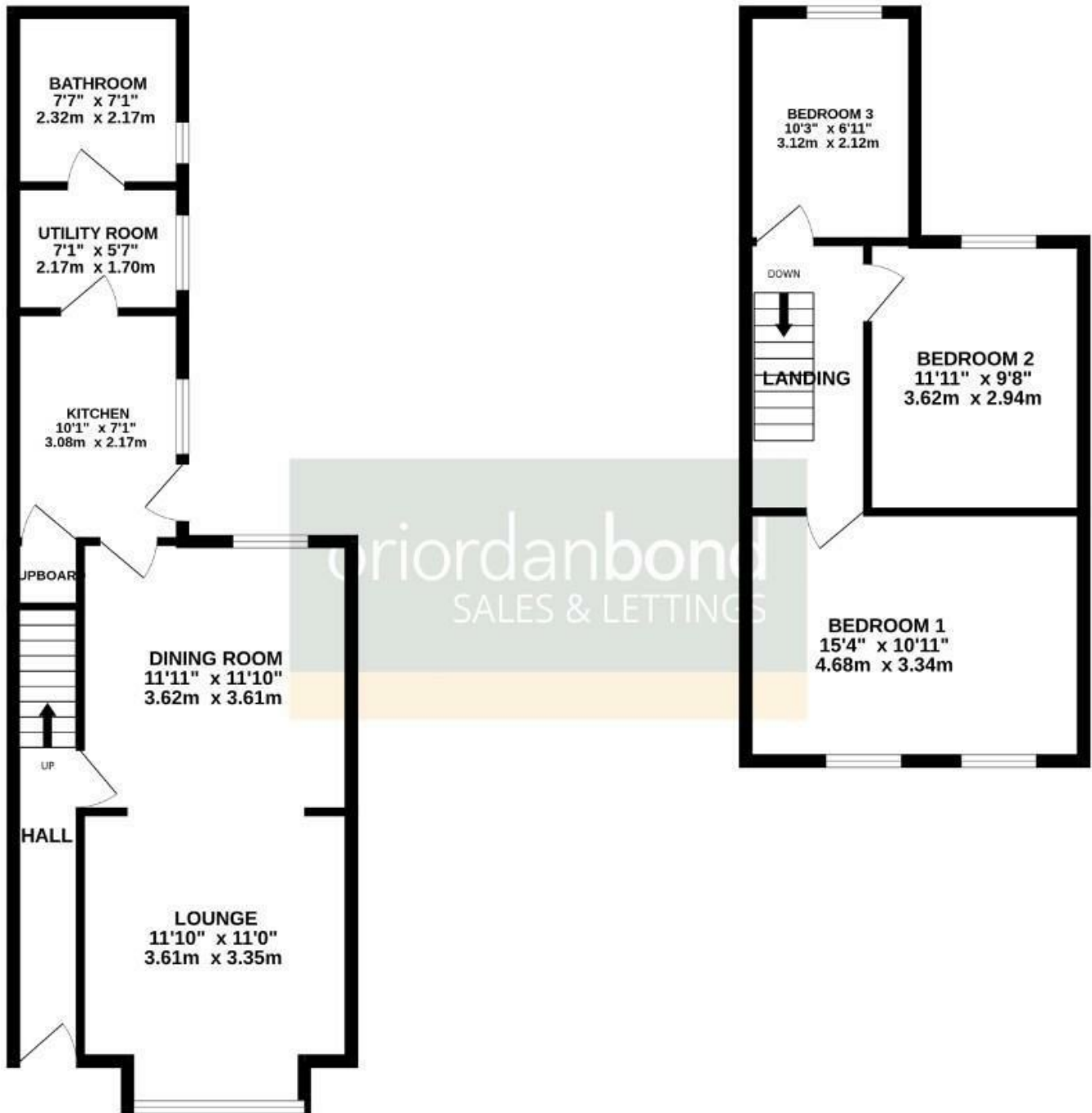
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
528 sq.ft. (49.1 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.6 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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