



**32 Winchester Road, Rushden
Northamptonshire NN10 0HW
Price £175,000 Freehold**

We are pleased to offer for sale this large 3 Bedroom Terrace property with over 1,000sqft of living space and a good sized rear garden. With good access to local schools, shops, close walking distance to the town centre, and other amenities, this property would make an ideal opportunity for a first time buyer or buy to let investor. Contact as us today to arrange a viewing.

- No Onward Chain
- Good Size Kitchen
- Town Centre Location
- Energy Efficiency Rating - D56
- Good size Garden
- Three Bedrooms
- First Floor Bathroom / WC
- Two Reception Rooms
- Close To Local Amenities
- Ideal First Time Purchase or Buy to Let



Location

The property is situated on Winchester Road which can be found just off Newton 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 - D56

Certificate number - 9688-8091-7205-5538-8914

Accommodation

Ground Floor

Porch

Hall

Lounge 11'0" x 11'1" (3.35m x 3.37m)

Dining Room 10'9" x 14'5" (3.27m x 4.39m)

Plus under stairs cupboard.

Kitchen 15'5" x 7'2" (4.71m x 2.19m)

Space and plumbing for Dishwasher and/or Washing Machine.
Wall mounted Gas boiler

First Floor

Landing

Bedroom 1 11'2" x 20'8" (3.40m x 6.30m)

Plus built in wardrobe.

Bedroom 2 8'4" x 10'0" (2.53m x 3.04m)

Bedroom 3 8'2" x 7'1" (2.48m x 2.15m)

Maximum measurement.

Bathroom

White suite comprising panelled bath, low flush wc and pedestal wash hand basin.

Outside

Front

Rear Garden

Good size and fully enclosed. Right of way access for neighbouring properties.

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

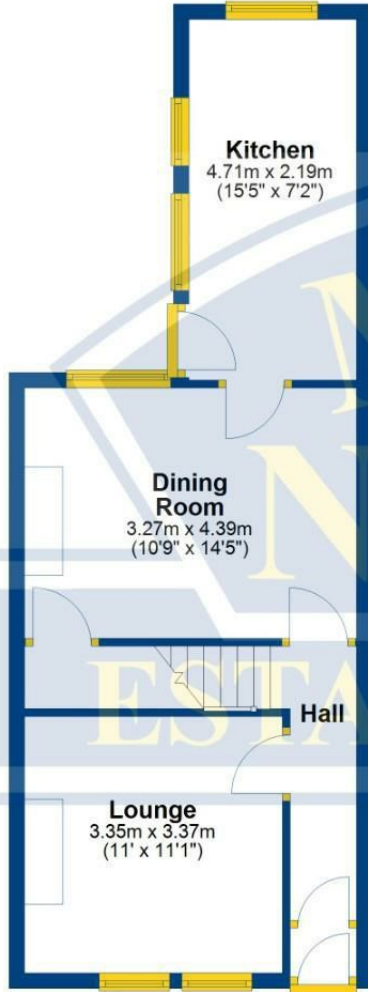
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.2 sq. feet)



Total area: approx. 97.0 sq. metres (1044.1 sq. feet)