

NEW INSTRUCTION



TYNE WAY
Rushden, NN10 0GY



DAVID COSBY
ESTATE AGENTS



Tyne Way

Rushden, NN10 0GY

Total GIA Floor Area | Approx. 70 sqm (753 sqft)



3 Bedrooms



1 Reception



1 Bathroom

Features

- No onward chain
- Modern three-bedroom mid-terrace house
- Front and rear gardens
- Separate garage and parking bay
- uPVC double glazing
- Solar thermal hot water system
- Patio doors to rear garden
- Three first floor bedrooms
- Four-piece family bathroom
- Edge-of-Rushden location

Description

A modern mid-terrace three-bedroom house likely to appeal to first-time buyers, young families or investors, forming part of an established residential development off Tyne Way, on the edge of Rushden.

The ground floor provides an entrance hall with cloakroom, a front-facing kitchen and a full-width sitting/dining room to the rear, with patio doors opening onto the garden. The first floor comprises three bedrooms, a family bathroom and an airing cupboard housing the hot water cylinder and associated solar thermal hot water equipment.

Externally, the property has a small front garden and an enclosed rear garden with separate pedestrian access and a useful timber shed. A separate brick-built garage is located within a nearby block, with an allocated parking bay positioned to the front. The property is well placed for Rushden town centre, Rushden Lakes, local countryside walks and road links via the A6 and A45.

A MODERN THREE-BEDROOM MID-TERRACE HOUSE ON THE EDGE OF RUSHDEN, WITH FRONT AND REAR GARDENS, SEPARATE GARAGE AND PARKING BAY, OFFERING PRACTICAL WELL PROPORTIONED ACCOMMODATION.



The Property

Entrance Hall

The entrance hall is neutrally decorated, with white four-panel doors opening to the kitchen, sitting/dining room and ground floor cloakroom.

A flight of quarter-winder stairs, fitted with cut-pile carpet and a handrail, rises to the first floor accommodation. The floor is finished with dark oak-effect laminate boards, and a mains-powered smoke alarm with battery back-up has been installed.

Kitchen

Located to the front right-hand side of the property, the kitchen is arranged around three sides with a range of modern two-tone base and wall-mounted units. Work surfaces incorporate a one-and-a-half bowl stainless steel sink and drainer positioned beneath a casement window to the front aspect.

Integrated appliances include a Lamona electric oven, four-burner gas hob, and extractor hood with light above. There is space and provision for a washing machine, fridge freezer and dishwasher, with separate fused supplies.

White metro tiling has been fitted above the work surfaces, and the gas-fired boiler is neatly housed within a corner wall unit. The remaining walls are neutrally decorated, with strip lighting providing good general illumination.

Cloakroom

Fitted with a close-coupled WC and a ceramic pedestal wash hand basin with chrome mixer tap. The cloakroom is neutrally decorated, with splashback tiling above the basin and light oak-effect laminate flooring. The room also houses the modern electrical consumer unit and is fitted with mechanical extract ventilation.

Sitting/Dining Room

Located to the rear of the property, the sitting/dining room provides space for both a dining table and soft seating.

The room has been recently redecorated and benefits from good natural light, with double patio doors opening to the rear garden, flanked by matching side casements. An understairs cupboard provides useful additional storage.



The Property

First Floor Landing

The centrally positioned first floor landing has white chamfered balustrading and neutrally decorated walls. White four-panel doors open to the three bedrooms, family bathroom and a large airing cupboard. The airing cupboard houses the hot water cylinder and associated Kingspan solar thermal hot water equipment, with the cylinder also fitted with a supplementary electric immersion heater.

Bedroom One

Bedroom one is a double bedroom extending across the full width of the property to the front elevation. A three-unit window provides good natural light, and the room is finished with cut-pile carpet and magnolia walls. A raised plinth above the stairwell provides useful shelf storage space.

Bedroom Two

Bedroom two is a further double bedroom located to the rear right-hand side of the property, with a two-unit casement window overlooking the rear garden. The room is neutrally decorated, with cut-pile carpeting.

Bedroom Three

Bedroom three is a versatile room, suitable for use as a single bedroom, nursery, home office or hobby room. A two-unit window overlooks the rear garden, while the room is neutrally decorated and finished with cut-pile carpet.

Bathroom

The family bathroom is fitted with a four-piece suite comprising a bath with chrome mixer tap and shower attachment, a separate shower cubicle with tempered glass bi-fold screen and wall-mounted shower, a ceramic pedestal wash hand basin with chrome mixer tap, and a close-coupled WC. The floor is finished with oak-effect laminate boards, with neutral decoration to the remaining walls. Ceramic tiling has been fitted at half height to the sanitaryware and full height within the shower enclosure. Mechanical extract ventilation has been installed, and heating is via a single-fin pressed steel radiator with towel rail above.





Grounds

Front Aspect

The property is set back from Tyne Way behind a small front garden area, with a riven slab pathway leading to the canopied entrance. The frontage is currently overgrown in parts, with lavender to the front left-hand side, and would benefit from general clearance and reinstatement.

Rear Aspect

The rear garden is enclosed mainly by close boarded fencing and benefits from gated pedestrian access via a passageway running along the rear of the terrace.

Patio doors open from the sitting/dining room, with a pathway extending along the side of the central garden area. The garden is currently overgrown and requires cutting back, but offers potential to create a manageable outside space. To the rear left-hand side is a good-sized timber shed, clad in feather-edged boarding beneath a dual-pitched mineral felt roof, providing useful storage for garden equipment, bicycles and outdoor items.

Garage

The property benefits from a brick-built mid-terrace garage situated within a separate block, beneath a pitched roof clad with concrete tiles to match the surrounding development. Vehicular access is via an aluminium up-and-over door, with the garage providing parking and useful space. There is an allocated parking bay positioned to the front of the garage.



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Let our team of Chartered Surveyors and Professional Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



Location

Rushden is a well-established market town located to the south-east of Northampton and to the north of Bedford. It forms part of the wider Rushden Higham area and lies within the Nene Valley, with surrounding countryside providing a predominantly rural backdrop.

The town benefits from good road connectivity. The A6 runs through Rushden, providing direct access to Bedford and Kettering, while the A45 dual carriageway links to Northampton, Wellingborough and the M1 motorway (Junction 15), facilitating onward travel to Milton Keynes and London. Mainline rail services are available from Wellingborough station, offering direct routes to London St Pancras International in under an hour.

Rushden offers a broad range of day-to-day amenities including supermarkets, independent retailers, schools for all age groups, healthcare facilities and leisure provision. Rushden Lakes, located on the edge of the town, provides a substantial retail and leisure destination with national brands, restaurants and waterside walks. The area is also well served by primary and secondary schooling, making it popular with families, alongside established residential neighbourhoods and newer developments. The surrounding countryside, including Stanwick Lakes and the River Nene corridor, offers extensive walking, cycling and nature reserves, contributing to the town's appeal for those seeking a balance between accessible commuter links and access to open space.

Property Information

Local Authority: North Northamptonshire Council **Tenure:** Freehold

Services: Water, Gas, Electricity, Drainage **Heating:** Gas Central Heating

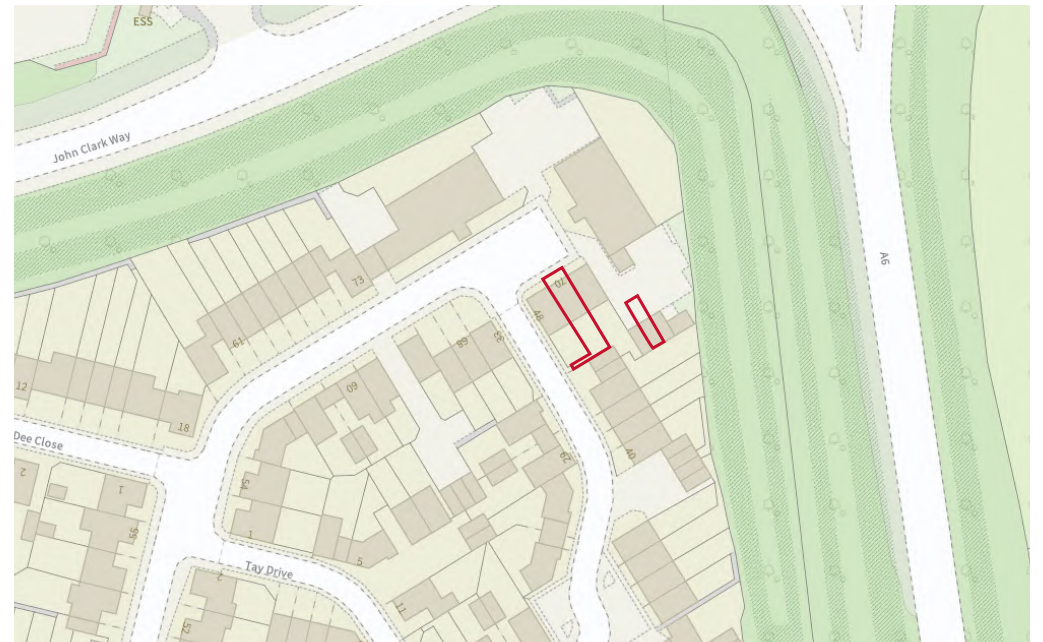
Hot Water: Gas-fired system with solar and supplementary immersion

Council Tax Band: Band A **EPC Rating:** Rating D

Broadband: Ultrafast available with up to 1800Mbps Download

Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval. Any measurements are approximate. Photographs are provided for general guidance and do not imply that any item shown is included in the sale. Any plans are for illustrative purposes only and are not to scale. Prospective purchasers should satisfy themselves as to the condition of the property and all matters referred to within these particulars by inspection and independent enquiries. Any comments on condition are for guidance only and must not be relied upon. This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer. Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is **£25 per person**.*



Tyne Way, Rushden, NN10 0GY

Approximate GIA (Gross Internal Area) Exc. Garage = 70 sqm (753 sqft)

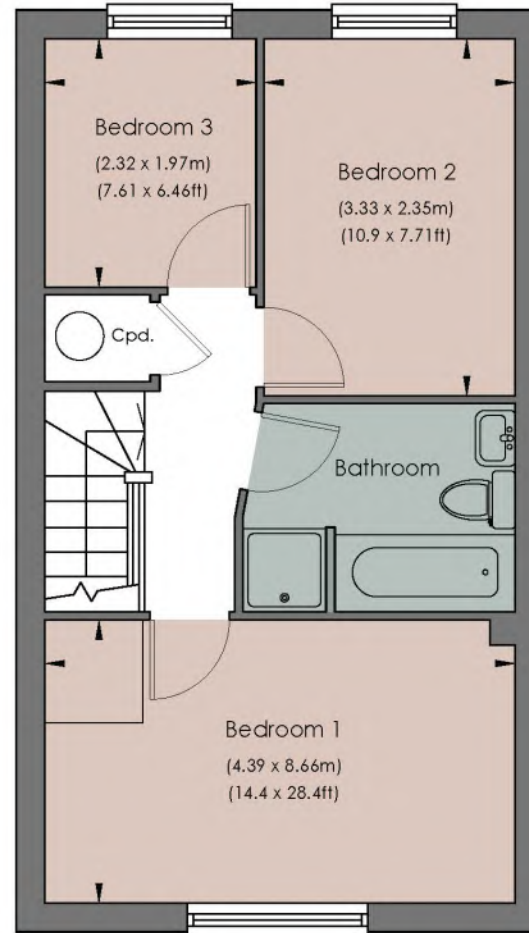


David Cosby Chartered Surveyors & Estate Agents

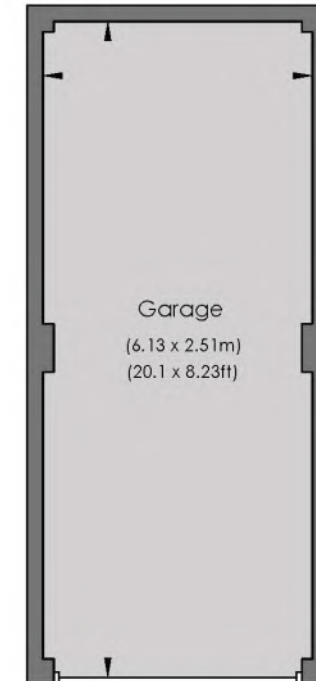
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 35 sqm (377 sqft)



FIRST FLOOR GIA = 35 sqm (377 sqft)



GARAGE GIA = 15 sqm (161 sqft)

(Position and orientation not relative)



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