



**24 East Grove, Rushden  
Northamptonshire NN10 0AP  
Price £200,000 Freehold**

Welcome to Rose Cottage! We, the Sole Selling Agents, are delighted to offer for sale the opportunity to purchase this spacious, bay fronted end of terrace home with two double bedrooms, shower room/WC, landing, hall, lounge, dining room, kitchen, wide, enclosed rear garden and an off road parking facility to the fore of the property. Further benefits include electric radiator central heating, PVC double glazing and solar panels. Situated in a very convenient location, close to all local amenities. An ideal purchase for first time buyers, buy to let investors or as a family home. Immediate viewing advised to avoid disappointment.

- Spacious, bay fronted End of Terrace Home
- Landing and Hall
- Electric radiator Central Heating, PVC double glazing and Solar Panels
- Energy Efficiency Rating - F28
- Two double Bedrooms
- Lounge, Dining Room
- Situated in a very convenient location, Close to all local amenities
- Shower room/WC
- Kitchen
- Wide, enclosed, South Facing Rear Garden and an Off-road Parking facility to the fore of the property



## Location

East Grove is situated off Rectory Road and runs parallel to Victoria Road and John Clarke Way. On turning into East Grove the property can be found on the right-hand side.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - F28

Certificate number - 8320-2193-0013-7000-1633

## Accommodation

### Ground Floor

#### Entrance Hall

Lounge 10'5" x 10'4" (3.20m x 3.15m)

Dining Room 12'0" x 10'5" (3.68m x 3.18m)

Kitchen 7'4" x 12'9" (2.24m x 3.90m)

### First Floor

#### Landing

Bedroom 1 13'6" x 10'4" (4.14m x 3.17m)

Bedroom 2 8'8" x 10'5" (2.65m x 3.18m)

Shower Room / WC 6'7" x 7'4" (2.03m x 2.24m)

### Outside

#### Front

#### Front Forecourt

An off-road Parking facility to the fore of the property.  
Side gated access to rear.

#### Rear

#### Rear Garden

Fully enclosed.

## 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

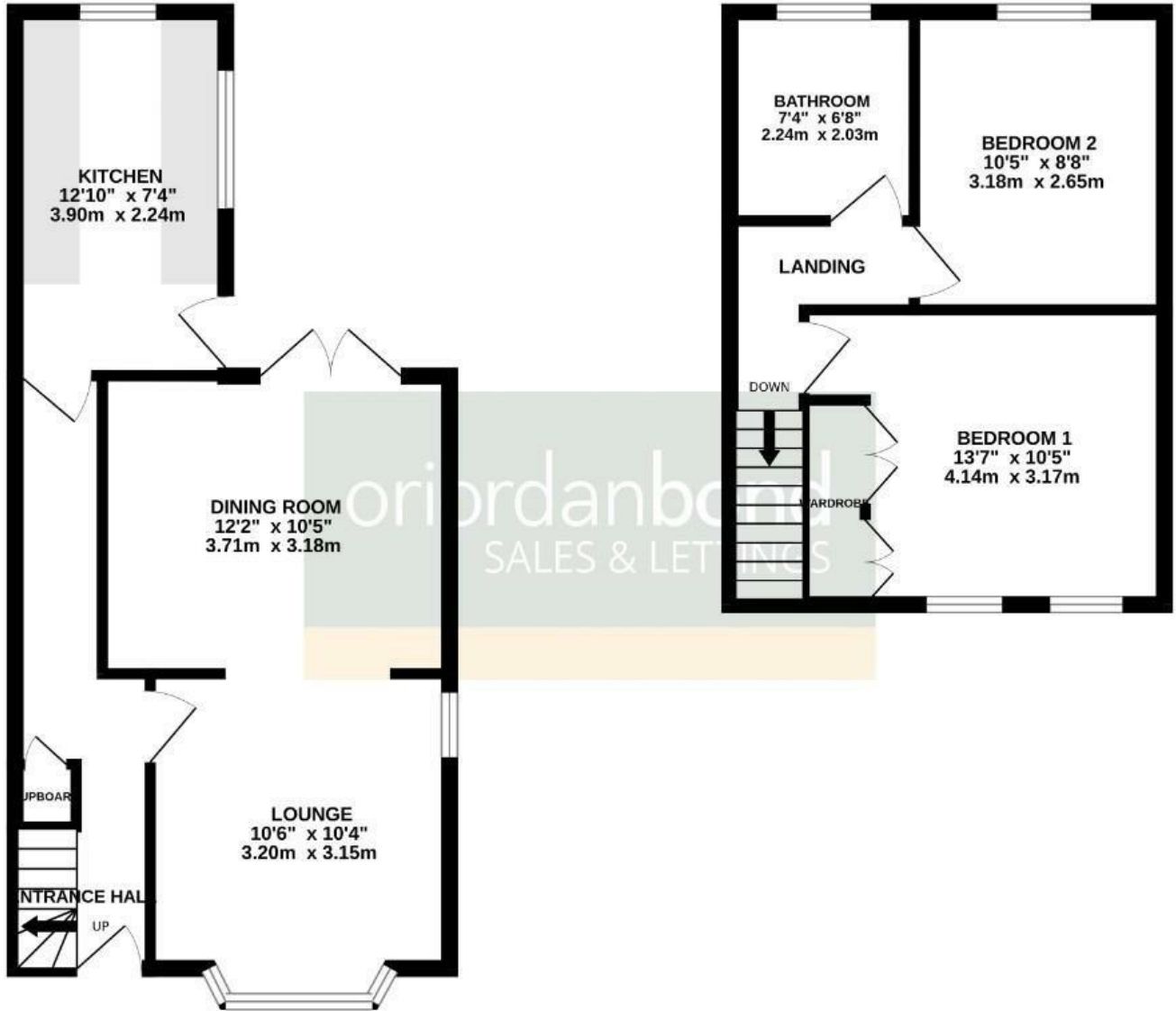
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

1ST FLOOR  
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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