



1A Palm Road, Rushden Northamptonshire NN10 6AS Price £275,000 Freehold

NEW LISTING A 2018 constructed semi in a non-estate location, just off the Wellingborough Road, close to Rushden Lakes, the A45 and comfortable access to the Town Centre and all local amenities. To the first floor, there are three double bedrooms, two bathrooms and a landing. To the ground floor, an entrance hall with under stairs utility area, cloakroom/WC, open plan lounge/dining room and good size kitchen with fitted appliances. A modern boiler provides radiator central heating and domestic hot water, which is complemented by PVC double glazing. Externally, there is a large car-port, which, subject to planning, could be converted to a proper garage or further ground floor living accommodation. In addition to this, a fully enclosed rear garden, with side gated access.

- ***NEW LISTING***
- Close to Rushden Lakes, the A45 and comfortable access to the Town Centre and all local amenities
- A modern boiler provides radiator central heating and domestic hot water, which is complemented by PVC double glazing
- EPC rating - B83
- Sought After Location
- Three double bedrooms, two bathrooms and a landing
- A large car-port, which, subject to planning, could be converted to a proper garage or further ground floor living accommodation
- A 2018 constructed semi in a non-estate location, just off the Wellingborough Road
- Entrance hall with under stairs utility area, cloakroom/WC, open plan lounge/dining room and good size kitchen with fitted appliances
- Fully enclosed rear garden, with side gated access



Location

Off Wellingborough Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

N.B.

This property is occupied. Our marketing photography shown has been edited to remove some of our vendor clients personal effects.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - B83

Certificate number - 8798-7285-5539-7927-9933

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

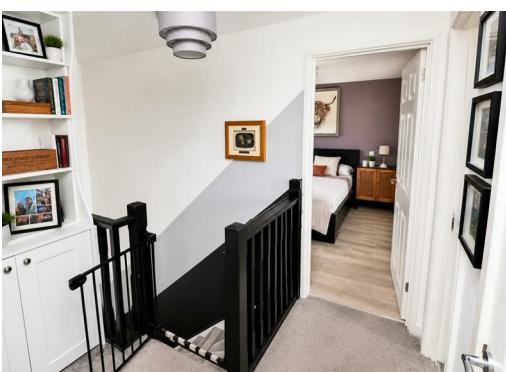
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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

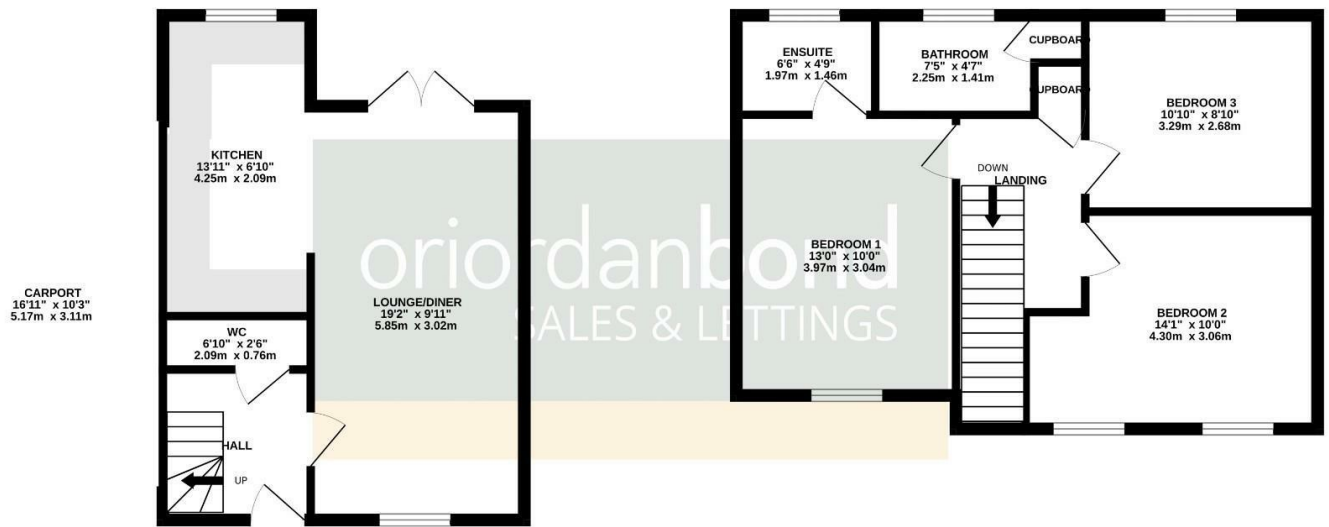
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.

1ST FLOOR
502 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.4 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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