



**70 Robinson Road, Rushden
Northamptonshire NN10 0EH
Price £200,000 Freehold**

Offered to the market with no onward chain is this two bedroom Victorian mid-terrace property which is presented in good condition throughout and within walking distance to Rushden High Street, local schools and local amenities. The accommodation comprises entrance hallway, open plan lounge/dining room, re-fitted kitchen, utility area and a ground floor WC. From the first floor landing are two double bedrooms and family bathroom. Outside to the rear is an enclosed garden which has been fully landscaped. Further benefits include gas radiator heating and uPVC double glazing.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - A

- No onward chain
- Two good size double bedrooms
- First floor bathroom
- Through Lounge/Dining Room
- Modern Kitchen
- Utility Area
- Ground Floor WC
- South Facing Rear Garden
- Walking distance to town centre
- Energy Efficiency Rating - D59



Location

Robinson Road is located between Newton Road and Cromwell Road, with the property itself close to the turning into Kings Place. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D59

Certificate number - 2912-7185-3002-0070-3392

Accommodation

Ground Floor

Porch

Hall

Lounge 11'3" x 11'0" (3.43 x 3.35)

Dining Room 11'3" x 11'4" (3.44 x 3.46)

Kitchen 10'2" x 7'11" (3.11 x 2.41)

Maximum measurement
Space and plumbing for washing machine.
Built in Oven, Microwave and hob.

Rear Hall

Utility Area 8'2" x 4'9" (2.48 x 1.46)

Space for tall fridge/freezer

WC

First Floor

Landing

Loft access.

Bedroom 1 11'3" x 14'5" (3.43 x 4.39)

Bedroom 2 11'4" x 8'11" (3.46 x 2.73)

Bathroom / WC 10'2" x 8'0" (3.09 x 2.44)

Maximum measurement including cupboard housing Potterton gas fired boiler, and hot water cylinder.

Modern white suite.

Low flush wc, wash hand basin, bath with hand shower set.

Outside

Rear Yard

Enclosed rear yard with gated access through to rear garden.

N.B.

There is a right of way in between the rear yard and garden with access for number 72, which is the last property along the right of way. So this property only has to allow access from one property only.

Rear Garden

Good size rear garden with established borders and lawned area. 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

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

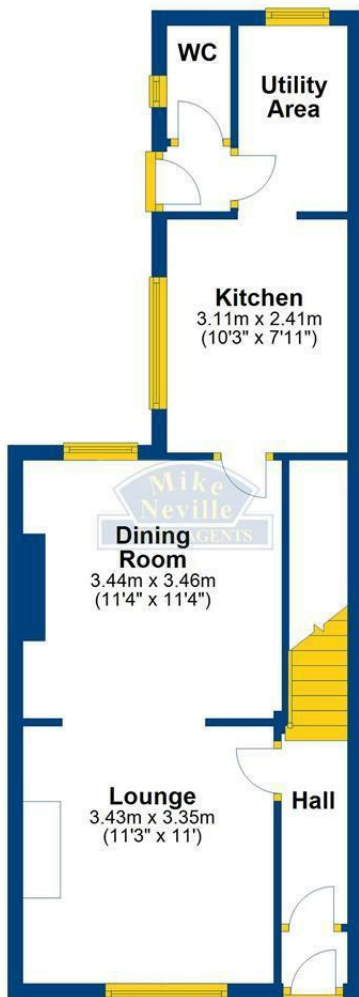
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 sq. feet)