



55 Cromwell Road, Rushden, Northamptonshire NN10 0DS £995 PCM

We are pleased to offer to the market this three-bedroom terrace property, which is in good order throughout, benefiting from full redecoration with neutral decor and carpets and also a new refitted bathroom. The accommodation briefly comprises a lounge/diner with new laminate flooring, a galley-style modern kitchen with a built-in cooker, a new refitted bathroom with a shower over the bath, three good-sized bedrooms and a low-maintenance enclosed rear garden. Available Now.

****AGENTS NOTE - 1 WEEK HOLDING DEPOSIT****

1 week holding deposit (£229.00) will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the first month's rent upon move-in. Should the references fail, this amount is non-refundable.



Location
The property is situated on Cromwell Road, close to the turning in to Blinco Road and can be found 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 - D66

Certificate number - 0862-2822-6758-9121-4841

Accommodation

Ground Floor

Lounge 11'6" x 10'0" (3.52m x 3.06m)

Dining Room 10'1" x 11'1" (3.08m x 3.38m)

Kitchen 10'7" x 6'5" (3.25m x 1.97m)

Gas fired Vokera boiler. Electric oven. Electric hob. Plumbing for washing machine.

Ground Floor Bathroom / WC

First Floor

Landing

Loft access.

Bedroom 1 11'6" x 10'0" (3.52m x 3.06m)

Bedroom 2 10'1" x 6'10" (3.08m x 2.09m)

Bedroom 3 10'7" x 6'5" (3.24m x 1.97m)

Outside

Front

Rear Garden

Enclosed with rear gated access, out on to Blinco Road.

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. 32.0 sq. metres (344.5 sq. feet)



First Floor
Approx. 28.1 sq. metres (302.4 sq. feet)



Total area: approx. 60.1 sq. metres (646.8 sq. feet)

