



**32 Brookfield Road, Rushden
Northamptonshire NN10 9TQ
Price £190,000 Freehold**

Offered to the open market for sale with no onward chain, this is most certainly a property to view if you are looking for an established, bay fronted home in a convenient location. Boasting two double bedrooms, a spacious first floor family bathroom/WC, lounge with bay, separate dining room, good size modern kitchen and a fully enclosed rear garden with rear gated access. An ideal first time purchase or indeed buy to let investment. Contact our office today for further information and to arrange your early viewing.

- No Onward Chain
- Two Double Bedrooms
- Bay Fronted Lounge and Separate Dining Room
- Energy Efficiency Rating - C69
- Viewing Advised
- Family Bathroom / WC
- Loft - Fully Boarded and Insulated
- Central Location
- Good size Kitchen with Pantry and Fitted Appliances
- Front Forecourt and enclosed Rear Garden



Location

Brookfield Road links through from Wellingborough Road to Glassbrook Road, with the property being found towards the Glassbrook Road end of Brookfield road. The property is identified via 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 - C69
Certificate number - 0526-1003-9202-2909-1204

Accommodation

Ground Floor

Porch

Hall

Lounge 11'5" x 9'8" (3.49 x 2.95)

Plus bay window.

Dining Room 11'4" x 9'8" (3.46 x 2.95)

Kitchen 13'7" x 7'11" (4.14 x 2.42)

Plus pantry.
Fitted appliances by way of fridge, freezer, electric oven, electric hob and extractor. Space and plumbing for washing machine and tumble dryer.

First Floor

Landing

Cupboard. Access to boarded and insulated loft space.

Bedroom 1 11'5" x 12'10" (3.49 x 3.92)

Bedroom 2 11'4" x 7'2" (3.46 x 2.18)

Bath / Shower Room / WC 8'4" x 7'10" (2.55 x 2.39)

Shower over a corner bath. Scope for a separate shower, if so required.

2019 wall mounted Ideal gas fired boiler for central heating and hot water.

Outside

Front

Front Forecourt.

Rear Garden

Fully enclosed and has a private gated access at the far end of the garden from a gated alleyway, off Glassbrook Road. Used by 34, 32, 30 and 28 Brookfield Rd only.

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

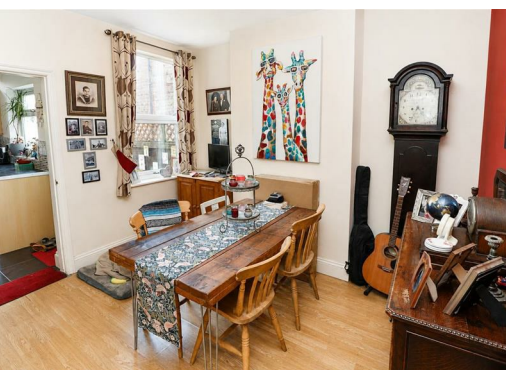
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

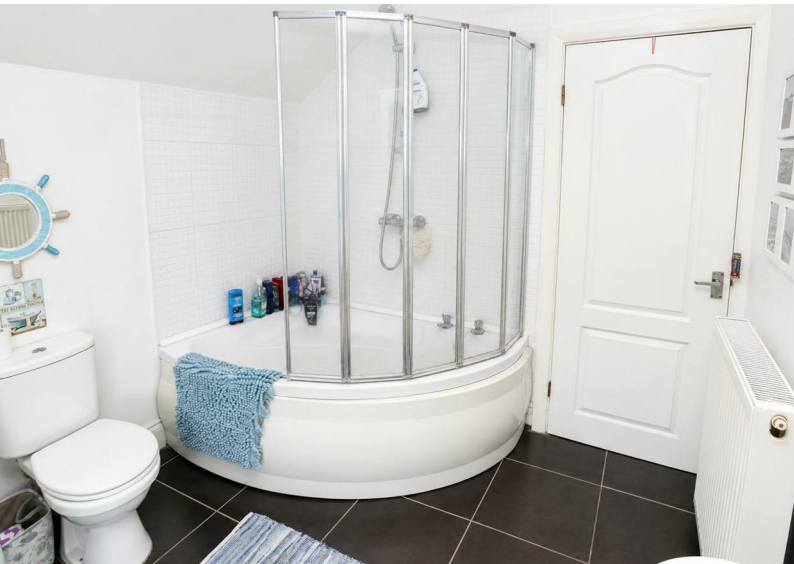
Floorplans

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

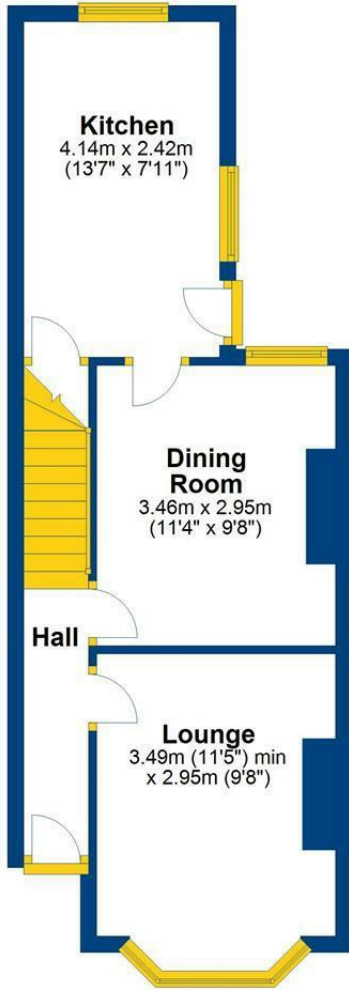
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)



First Floor

Approx. 34.0 sq. metres (365.5 sq. feet)



Total area: approx. 70.7 sq. metres (761.3 sq. feet)