



**105 Cromwell Road, Rushden
Northamptonshire NN10 0EG
Price £190,000 Freehold**

Offered to the market with no onward chain is this three bedroom bay fronted mid terrace property which is located close to local amenities and has convenient access to the A6 and A6 bypass. The property is ideal for First Time Buyers or as a buy-to-let purchase as it has been modernised throughout. The accommodation briefly comprises entrance hall, lounge/dining room and kitchen. To the first floor are three bedrooms with a family bathroom. To the outside is a rear enclosed garden with gated access and outbuilding.

- No Onward Chain
- Upstairs Family Bathroom
- Enclosed Large Rear Garden
- Energy Efficient Rating - C71
- Modernised Throughout
- Spacious Lounge/Dining
- Sought After Location
- Three Bedrooms
- Modernised Kitchen
- Close Access to A6 and A6 Bypass



Council Tax Band

Council Tax Band - Band A

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 2734-1726-7300-0329-2296

Location

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

Ground Floor

Hallway

Lounge/Dining Room 23'7" x 9'10" (7.21m x 3.02m)

Kitchen 8'3" x 7'1" (2.53m x 2.18m)

First Floor

Landing

Bedroom 1 13'5" x 11'0" (4.09m x 3.36m)

Bedroom 2 8'5" x 7'4" (2.59m x 2.25m)

Bedroom 3 7'6" x 5'2" (2.31m x 1.59m)

Bathroom 7'6" x 5'2" (2.31m x 1.59m)

Outside

Rear Garden

Outdoor Storage Building

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.

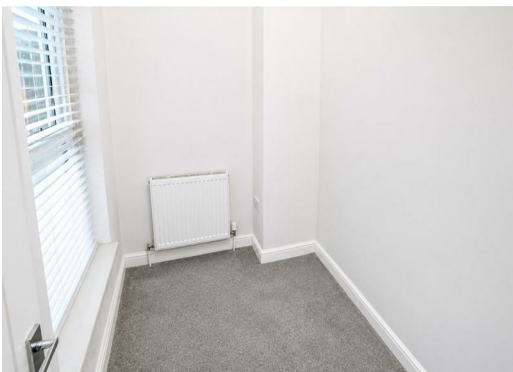
Floorplans

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

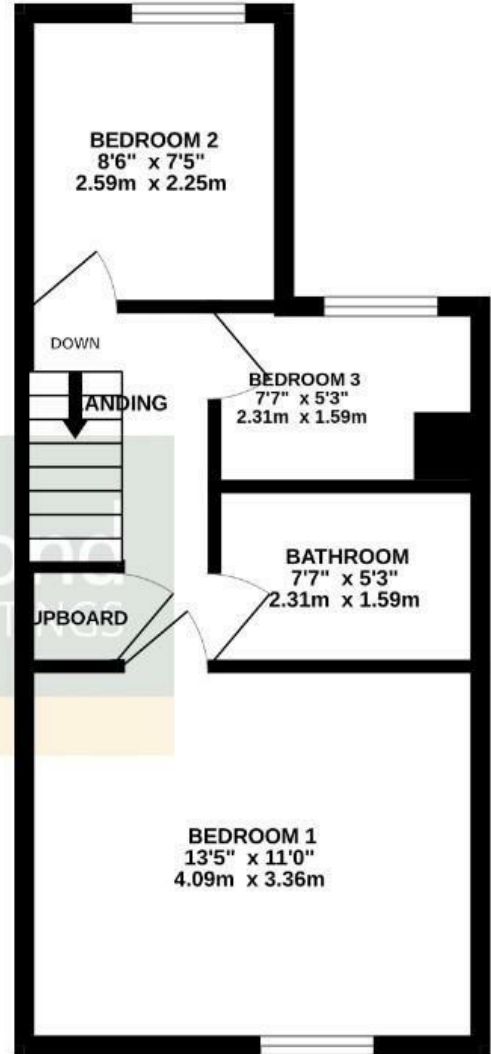
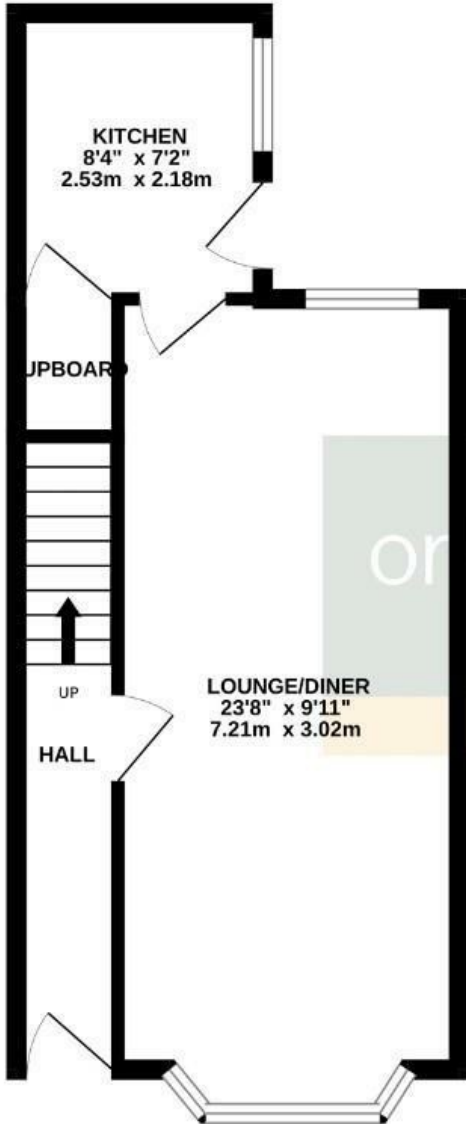
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.

1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



oriordanbond
SALES & LETTINGS

TOTAL FLOOR AREA : 700 sq.ft. (65.0 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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