



**23 Montague Street, Rushden
Northamptonshire NN10 9TS
Guide Price £175,000 Freehold**

This deceptively spacious terrace property, over some 1,150sqft, is certainly worthy of viewing. There is plenty of living space here, with separate lounge and dining rooms, a long, modernised kitchen (re-fitted in 2024), utility room and ground floor cloakroom/WC. To the first floor are two double bedrooms, with a large store room/dressing room adjacent to the master bedroom and a larger than average modernised family shower room/WC. In 2021 a new fuse board was installed. In 2021 new PVC double glazed windows to the first floor were installed. In 2022 a complete new central heating was installed. Externally, this property provides a low maintenance rear garden and is close to all local amenities. Perfect as a first time purchase, buy to let investment or as a family home. Early viewing advised.

- Established Residential Area
- Viewing Advised
- Long, Modernised Kitchen, Re-fitted in 2024
- Energy Efficiency Rating - D55
- Central Location
- Two Double Bedrooms
- Ground Floor Cloakroom / WC
- Close To All Local Amenities
- Good Size Family Shower Room / WC
- Low Maintenance Rear Garden



Location

Montague Street is situated off Wellingborough Road and links through to Moor Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D55

Certificate number - 8307-3455-1829-2807-1683

Accommodation

Ground Floor

Porch

Outer and inner doors.

Hall

Lounge 13'9" x 12'7" (4.20 x 3.84)

Feature fireplace with scope for an open fire.

Dining Room 11'6" x 13'1" (3.50 x 3.99)

Feature fireplace with scope for an open fire.

Kitchen 17'3" x 8'10" (5.25 x 2.70)

Maximum measurement plus under stairs cupboard/pantry. Plumbing for washing machine.

Rear Hall

Ground Floor Cloakroom / WC

Utility Room 8'3" x 6'1" (2.52 x 1.85)

First Floor

Landing

A spacious landing.

Bedroom 1 13'11" x 12'7" (4.25 x 3.84)

Maximum measurement. Fitted cupboard.

Bedroom 2 11'5" x 10'3" (3.47 x 3.12)

Maximum measurement. Fitted cupboard.

Store / Dressing Room 11'3" x 3'1" (3.42 x 0.95)

A very useful store room or dressing room.

Shower Room / WC 10'11" x 8'8" (3.34m x 2.66m)

Loft access. Modern, wall mounted gas fired Ideal boiler, installed in 2022.

Outside

Rear Garden

Fully enclosed with size gated access for personal use only, through the neighbouring property's rear garden only (number 21) out onto Montague Street.

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

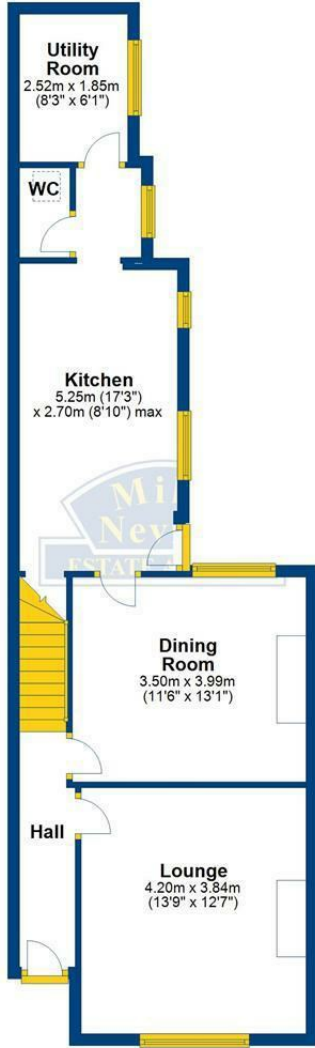
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 59.5 sq. metres (640.2 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.7 sq. feet)



Total area: approx. 106.9 sq. metres (1150.8 sq. feet)