



**132 Wellingborough Road, Rushden
Northamptonshire NN10 9SS
Price £140,000 Freehold**

IDEAL PROJECT PURCHASE! Offered to the market with no onward chain is this three bedroom mid terrace property located on the Wellingborough Road in Rushden and being within walking distance of local schools and amenities. The property compromises entrance hall, living room, dining room, kitchen, utility area and ground floor bathroom. To the first the floor, three good size bedrooms. Outside of the property is a front forecourt and to the rear is an enclosed garden, with side gated access. The property is ideal for a investment or for someone do modernise and live in. Asking price reflective of the modernisation works required here.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - A

- No Onward Chain
- Ideal Investment
- Project Buy
- Energy Efficiency Rating - D64
- Three Good Size Bedrooms
- Walking Distance To Local Amenities
- Cash Buyers Preferred
- Enclosed Garden
- Utility Room
- Convenient Location



Location

The property is identified by our 'For Sale' board and can be found opposite the turning into Glassbrook Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D64

Certificate number - 2612-6327-5130-0934-0222

Accommodation

Ground Floor

Porch

Entrance Hall

Lounge 12'9" x 11'8" (3.89m x 3.56m)

Plus bay.

Dining Room 12'1" x 11'7" (3.70m x 3.55m)

Rear Hall

Pantry.

Kitchen 7'4" x 8'5" (2.26m x 2.57m)

Utility Room 7'4" x 7'10" (2.26m x 2.40m)

Inner Hall

Cylinder and gas fired boiler - both not tested.

Ground Floor Bathroom / WC 7'4" x 7'5" (2.26m x 2.27m)

First Floor

Landing

Cupboard. Loft access.

Bedroom 1 15'3" x 11'0" (4.65m x 3.36m)

Bedroom 2 9'6" x 11'8" (2.90m x 3.57m)

Bedroom 3 7'7" x 11'11" (2.32m x 3.64m)

Outside (Paragraph)

Front

Front forecourt.

Rear

Rear Garden

Fully enclosed. Side gated access.

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.

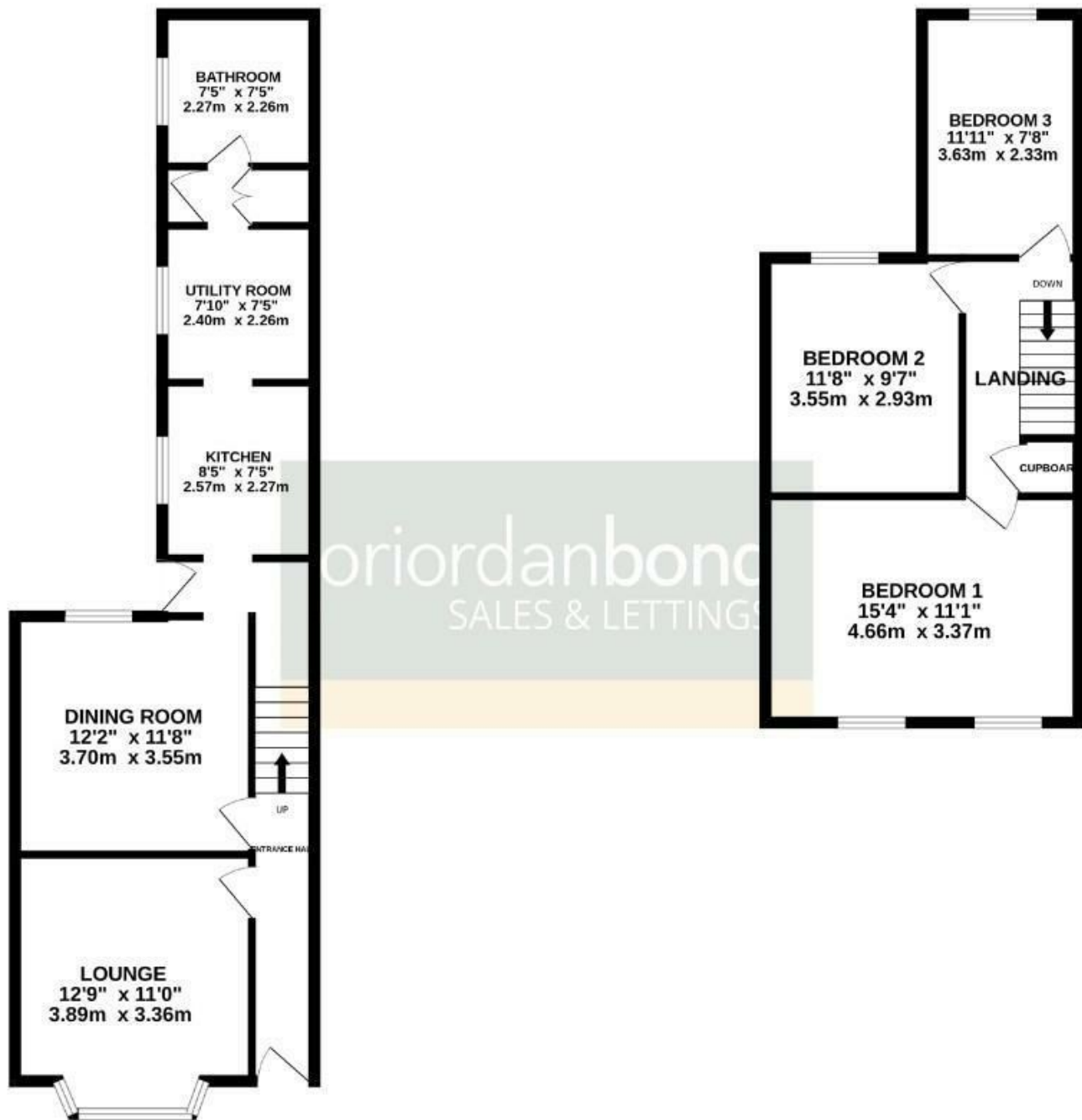
Money Laundering Regulations 2017

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
562 sq.ft. (52.2 sq.m.) approx.

1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1001 sq.ft. (93.0 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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