



**11 Victoria Road, Rushden  
Northamptonshire NN10 0AH  
Guide Price £165,000 Freehold**

**\*PRICED TO SELL\*** We are delighted to offer for sale, with no onward chain, this spacious terrace home, boasting approximately 985 sqft of living accommodation. Situated within immediate walking distance of the Town Centre, local amenities and Denfield Park Primary School., this property boasts: two good size double bedrooms, a first floor bathroom with separate shower, two separate reception rooms/areas, kitchen and utility area/ground floor cloakroom/WC. Externally, there is a fully enclosed rear garden with gated side access and two useful workshops - ideal for storage or possible conversion to a home office. An ideal first time purchase or buy to let investment. Viewing advised.

- Priced to Sell!
- First Floor Bath / Shower Room / WC
- Kitchen
- Energy Efficiency Rating - D64
- Approx. 985 sqft (92 sqm)
- Landing, Hall
- Utility area / Ground Floor Cloaks / WC
- Two Double Bedrooms
- Lounge and Dining Rooms / Areas
- Courtyard and Rear Garden with Two Outbuildings



### Location

Victoria Road can be found off Rectory Road and leads down to the High Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Energy Rating

Energy Efficiency Rating - D64

Certificate number - 2130-4200-9090-6193-1395

### Council Tax Band

A

### 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](http://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

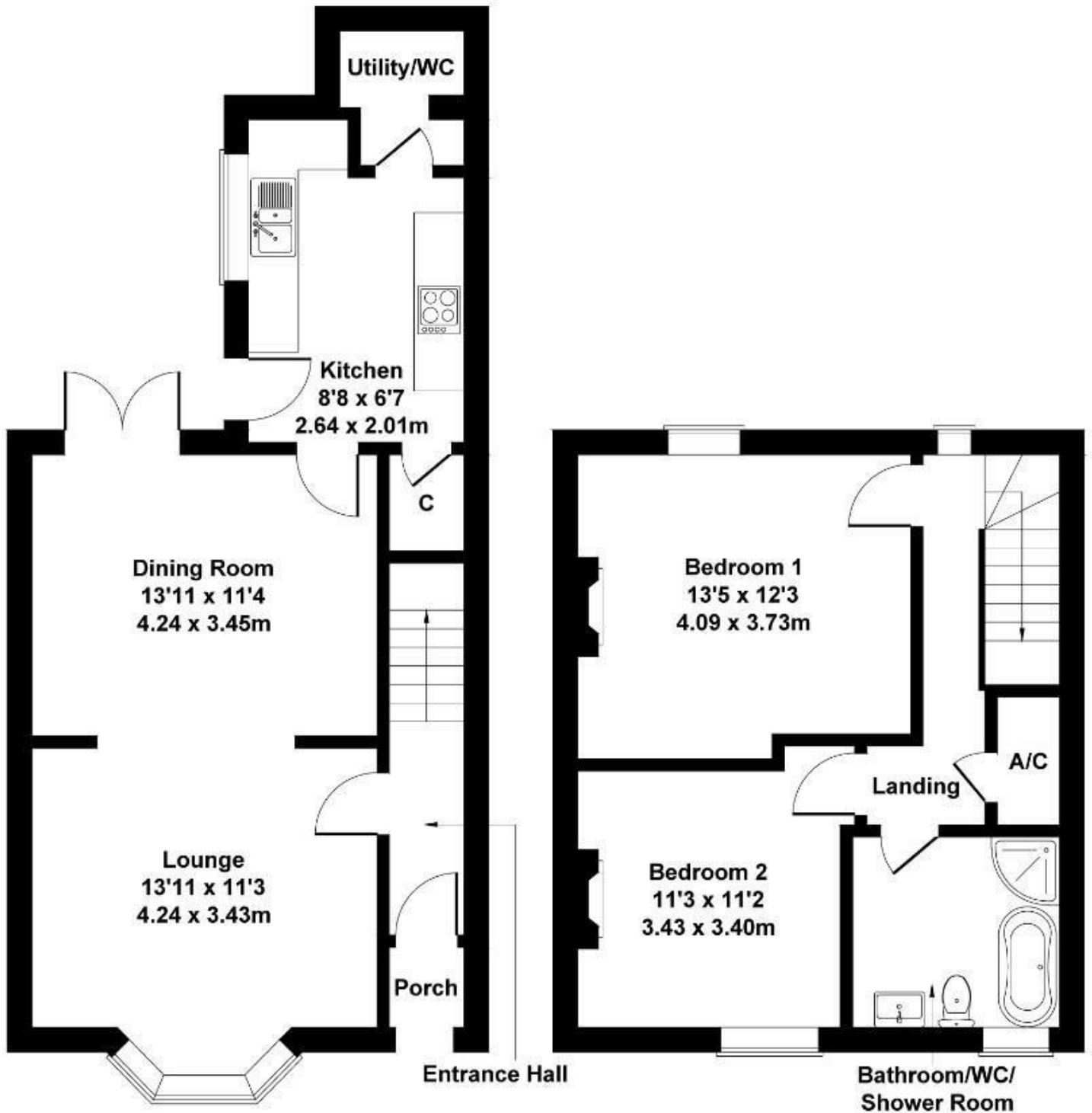
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





# Victoria Road

Approximate Gross Internal Area  
985 sq ft - 92 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2021  
**For Illustrative Purposes Only.**