



**248 Wellingborough Road, Rushden
Northamptonshire NN10 9XR
£185,000 Freehold**

GARAGE AND PARKING SPACE INCLUDED* *PRICED TO SELL This good size end of terrace property is offered to the market with no onward chain and requires general updating throughout. On arrival you will find two double bedrooms, a good size family bathroom with separate shower, two separate reception rooms and a large kitchen. Benefits from a garage and off road parking space to the fore, situated off Oakley Road/Pytchley Road. In our opinion, a viewing is deemed necessary to appreciate the living space available here. An ideal first time purchase or investment opportunity.

- General Updating Required Throughout
- Two Double Bedrooms
- Ground Floor Cloakroom / WC
- Energy Efficiency Rating - E42
- Priced to Sell
- Shower and Bathroom / WC
- Side and Rear Garden Areas
- Walking distance to local shops and Rushden Lakes
- Two Separate Reception Rooms
- Garage and an Off Road Parking Space



Location

Situated on the Wellingborough Road, close to the turning into Oakley Road. The property can be found as identified via our for sale board. Viewings to be made via ourselves, the sole agents on 01933 316 316 - option 2.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - E42

Certificate number - 8094-0596-8729-8107-8913

Accommodation

Ground Floor

Hall

Lounge 10'6" x 11'8" (3.20m x 3.55m)

Plus triple glazed bay window.

Dining Room 10'10" x 15'2" (3.30m x 4.63m)

Inner Hall

Under stairs cupboard.

Kitchen 15'3" x 8'11" (4.64m x 2.73m)

Ideal Logic wall mounted gas fired boiler. Electric oven. Gas hob. Plumbing and space for both dishwasher and washing machine.

Ground Floor Cloakroom / WC

First Floor

Landing

Cupboard. Loft access.

Bedroom 1 10'6" x 15'4" (3.20m x 4.68m)

Plus triple glazed bay window.

Bedroom 2 10'11" x 11'10" (3.34m x 3.61m)

Bath / Shower Room / WC 8'7" x 8'9" (2.61m x 2.66m)

Maximum measurement.

Outside

Front

Area of front garden. Scope for a front gate, leading to the side garden area, if so required.

Side and Rear Garden Areas

Small, paved, side and rear garden areas, being fully enclosed. Garden shed.

Scope for a rear and/or side gate, leading to the rear and side garden areas, if so required.

Garage and Parking Space

A single garage with a parking space to the fore of it. Situated off of Pytchley Road.

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

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).

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.

Disclaimer

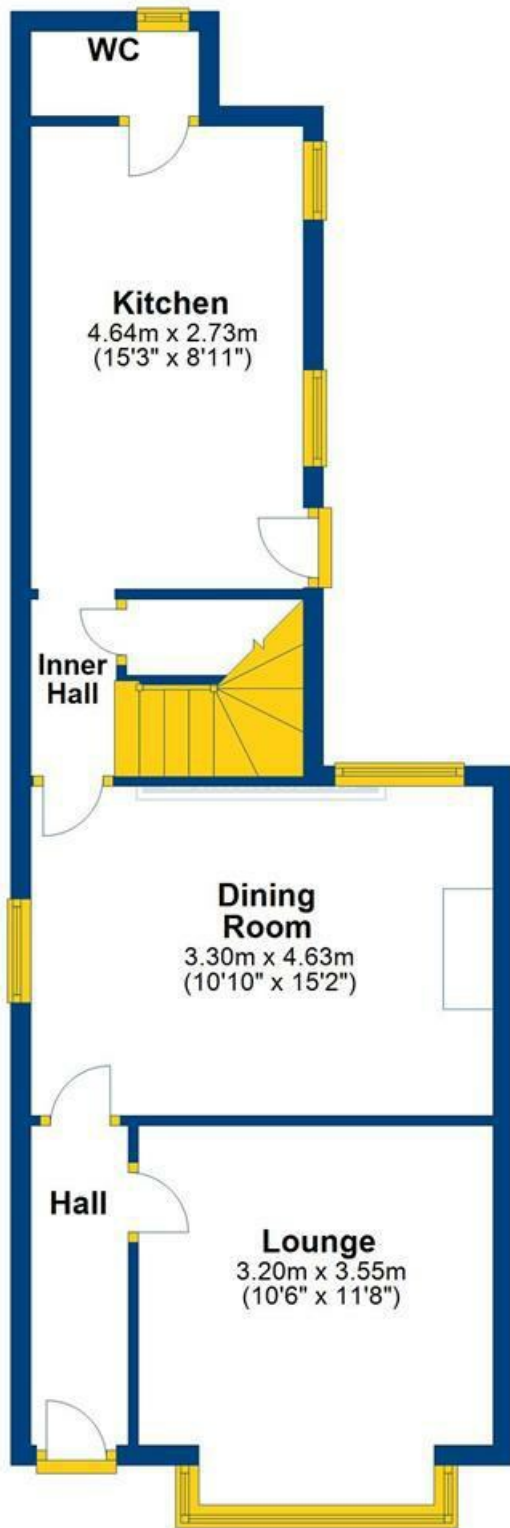
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Ground Floor

Approx. 50.9 sq. metres (547.5 sq. feet)



First Floor

Approx. 43.7 sq. metres (470.4 sq. feet)



Total area: approx. 94.6 sq. metres (1017.9 sq. feet)