



**10 North Street, Rushden  
Northamptonshire NN10 6BU  
Offers in the region of £185,000 Freehold**

We are delighted to offer for sale this modernised terrace property situated in a central location with all local amenities within walking distance. Boasting two double bedrooms, recently fitted bath/shower room, lounge with feature log burner, modern kitchen, two utility/wc areas and an enclosed rear garden. Ideal buy to let investment or first time purchase. To book an early viewing contact our office today.

- Ideal First Time Purchase
- Recently Modernised Throughout
- New Bath / Shower Room Fitted 2024
- Separate Lounge With Log Burner
- Rear Garden
- Central Location
- Two Double Bedrooms
- Modern Fitted Kitchen
- Utility / WC
- Energy Efficiency Rating - D56



## Location

North Street links through from Peck Way to Shirley Road with the property being found towards the Peck Way end of North Street. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - D56

Certificate number - 5719-5139-3002-0027-3402

## Accommodation

### Ground Floor

#### Hall

#### Lounge 11'7" x 9'10" (3.54m x 3.00m)

Feature log burner.

#### Kitchen 11'6" x 10'0" (3.51m x 3.05m)

Maximum measurement, plus under stairs cupboard.

Featuring a superb modern kitchen finished in dark navy blue cupboards and drawers, with a feature Belfast style sink, and range style cooker.

#### Utility Hall

#### Utility WC 4'4" x 6'6" (1.32m x 1.99m)

Maximum measurement.

Wall mounted gas fired Ideal Classic combination boiler.

Space and plumbing for washing machine.

### First Floor

#### Landing

Loft access.

#### Bedroom 1 11'7" x 13'2" (3.54m x 4.01m)

#### Bedroom 2 11'6" x 8'1" (3.51m x 2.47m)

#### Bath/Shower Room 8'1" x 6'11" (2.46m x 2.10m)

Maximum measurement.

Superb refitted suite, comprising a panelled bath, large corner shower cubicle, vanity wash hand basin and low flush wc, finished with full tiled surrounds.

## Outside

### Front

Small front forecourt.

### Rear Garden

Fully enclosed, featuring a rear yard leading on to a lawned rear

garden, and benefitting from a hardstanding and BBQ area to the rear of the garden, along with a feature raised flower bed. Side gated access over number 8, North Street, leading out on to North 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](http://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.

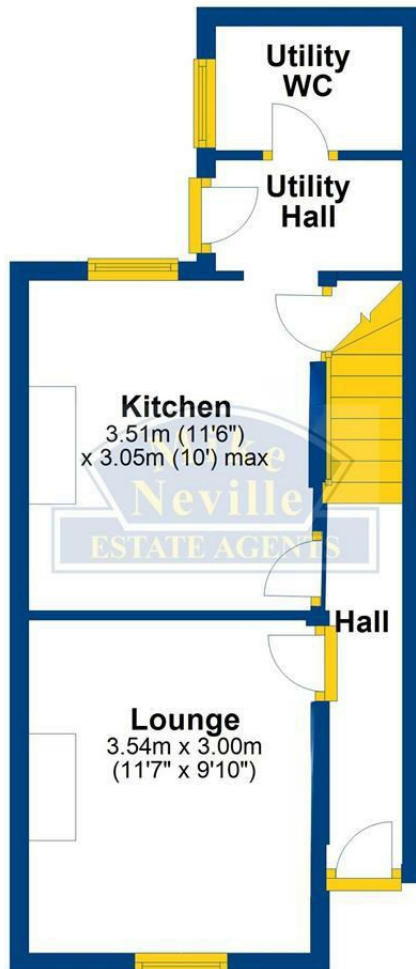
## Disclaimer

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.



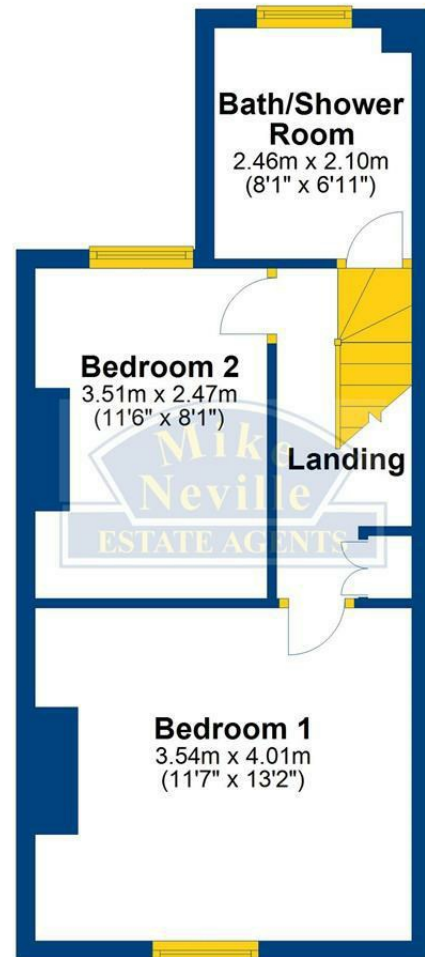
## Ground Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



## First Floor

Approx. 34.1 sq. metres (366.6 sq. feet)



Total area: approx. 65.9 sq. metres (709.4 sq. feet)