



**8 Park Place, Rushden  
Northamptonshire NN10 0RR  
£220,000 Freehold**

We are delighted to offer for sale with no upward chain this three bedroom end of terrace house that has been well looked after over the years, and benefits from off road parking to the front, as well as a further allocated space. This property represents an ideal first time purchase or buy to let investment and is located within immediate walking distance of the town centre and local amenities.

- No upward chain
- End of terrace house
- Separate lounge
- Energy Efficiency Rating - D58
- Immediate walking distance to Town Centre
- Three bedrooms
- Off road parking for two vehicles
- Ideal first time purchase
- Modern kitchen/dining room
- Fully enclosed rear garden





### Location

Park Place is situated off of Park Road, close to the junction with Rectory Road and Newton Road. 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

### Energy Rating

Energy Efficiency Rating - D58

Certificate number - 1211-6154-3002-0000-3796

### Accommodation

#### Ground Floor

#### Porch

#### Hall

#### Lounge 13'7" x 9'11" (4.14m x 3.01m)

Maximum measurement, plus under stairs cupboard.

#### Kitchen/Dining Room 9'5" x 13'2" (2.86m x 4.02m)

Modern fitted kitchen comprising a range of base, wall and drawer units.

Built in oven.

Built in gas hob.

Built in extractor hood.

Wall mounted gas fired Potterton boiler.

Space and plumbing for washing machine.

#### First Floor

#### Landing

Loft access.

#### Bedroom 1 9'5" x 9'11" (2.88m x 3.03m)

Minimum measurement, plus recess, plus wardrobe, plus airing cupboard housing hot water cylinder.

#### Bedroom 2 7'0" x 7'1" (2.14m x 2.15m)

Minimum measurement, plus door recess.

#### Bedroom 3 7'8" x 5'10" (2.34m x 1.77m)

#### Bathroom

Modern white suite comprising panelled bath, pedestal wash hand basin and low flush wc, with tiled splashbacks to the water sensitive areas.

### Outside

#### Front

Small lawn area with a gravel and paved path to the front door and side gated access.

#### Driveway Parking

To the front of property, for one vehicle.

#### Allocated Parking

Further allocated parking space located to the left of the row of houses.

#### Rear Garden

Pleasant and fully enclosed rear garden mainly laid to lawn, with a small path from the rear door to the 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](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).





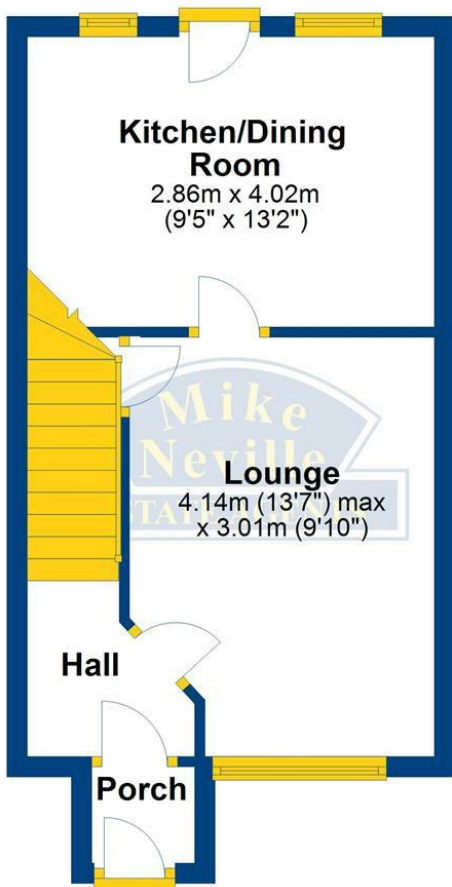






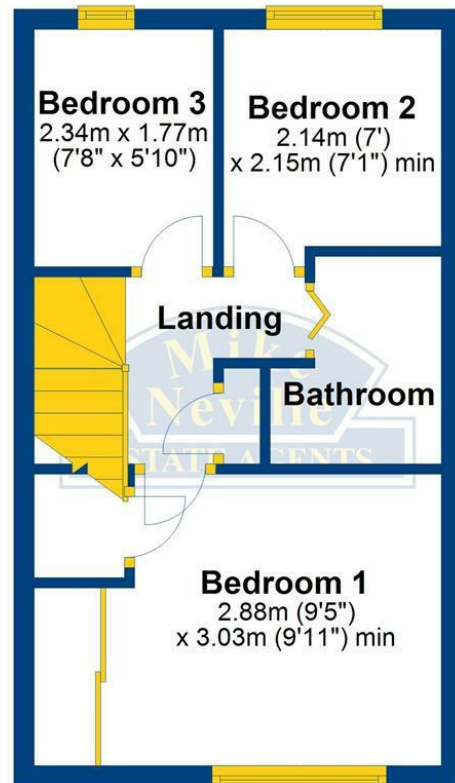
### Ground Floor

Approx. 29.6 sq. metres (318.4 sq. feet)



### First Floor

Approx. 29.2 sq. metres (313.9 sq. feet)



Total area: approx. 58.7 sq. metres (632.3 sq. feet)



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Cooper Beard Estate Agency (Rushden) Ltd  
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY