

**Mike  
Neville**  
**ESTATE AGENTS**

**39 Rossetti Close, Wellingborough,  
Northamptonshire, NN8 3FQ**

**£210,000 Freehold**



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Northamptonshire, NN8 3FQ  
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Neville House, 67 Wellingborough Road, Rushden NN10 9YG  
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

Offered to the open market for sale is this pleasant, modern, mid terrace home situated on the edge of Wellingborough providing good access to all major road links and Wellingborough Station a short drive away. Boasting two double bedrooms, family bathroom, kitchen, living room and ground floor cloakroom/WC. Externally you will find a low maintenance rear garden and off road parking for two vehicles. An ideal purchase for first time buyers or indeed buy to let investment purchase. Immediate viewing advised.

- Ideal First Time Purchase
- Walking distance to local park, amenities and schools
  - Fantastic Road Links
  - Viewing Advised
- Good Condition Throughout
  - Two Double Bedrooms
- Ground Floor Cloakroom / WC
  - Rear Garden
- Off Road Parking for two vehicles
- Energy Efficiency Rating - B84

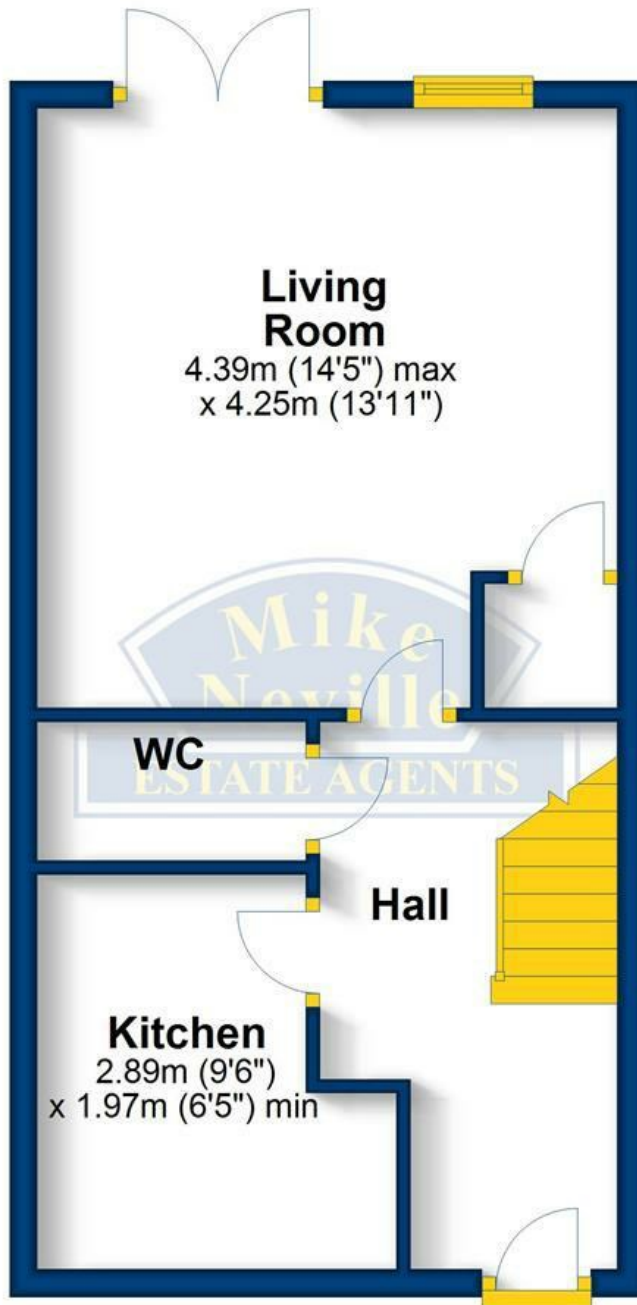






## Ground Floor

Approx. 36.1 sq. metres (388.7 sq. feet)



## First Floor

Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 72.5 sq. metres (780.5 sq. feet)

**Location**

Rossetti Close can be found off Park Farm Way, accessed off of the roundabout with Asda Garage and Starbucks. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

**Council Tax Band**

B

**Energy Rating**

Energy Efficiency Rating - B84

Certificate number - 8681-7639-6000-8165-1992

**Accommodation****Ground Floor****Hall****Kitchen**

9'6" x 6'6" (2.89m x 1.97m)

Minimum measurement, plus recess.

Built in oven, gas hob and extractor hood.

Space and plumbing for washing machine.

Single drainer stainless steel sink unit.

Wall mounted gas fired combination boiler.

**Ground Floor Cloakroom / WC**

Low flush wc and wash hand basin.

**Living Room**

14'5" x 13'11" (4.39m x 4.25m)

Maximum measurement.

**First Floor****Landing**

Loft access. Plus storage cupboard.

**Bedroom 1**

9'3" x 14'0" (2.81m x 4.27m)

Maximum measurement.

**Bedroom 2**

7'9" x 14'0" (2.37m x 4.27m)

Minimum measurement, plus recess.

**Bathroom / WC**

Modern white suite comprising panelled bath with separate shower set over, pedestal wash hand basin and low flush wc.

**Outside****Front**

Very small gravel frontage.

**Rear Garden**

Low maintenance rear garden with a patio area across the rear of the property, and a path that leads to the gated access at the rear, allowing for access in to the garden without having to go through the property.

**Off Road Parking**

For two vehicles.

**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.











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