



**14 Charlottes Row, Rushden
Northamptonshire NN10 9WG
£235,000 Freehold**

We are delighted to offer for sale this modern three storey end of terrace home, that is situated within walking distance of the town centre, doctors surgery and Alfred Lord Tennyson School. Benefitting from three large bedrooms, an en-suite shower room, ground floor cloakroom, single garage and off road parking. This property represents an ideal first time purchase or buy to let investment.

- No upward chain
- Three good size bedrooms
- Close walking distance to town centre
- Energy Efficiency Rating - C75
- Modern end of terrace property
- En-suite shower room to master
- Very close walking distance to Doctors Surgery
- Single garage and off road parking
- Ground floor cloakroom/wc
- Close walking distance to Alfred Lord Tennyson School



N.B.

The photographs used in the marketing here are from September 2023, before the current tenants moved in.

Location

Charlottes Row is situated off of Glassbrook Road, which in turn links through from Wellingborough Road to Irchester Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 2768-1056-7248-7410-7200

Accommodation

Ground Floor

Hall

WC

Kitchen 7'10" x 7'10" (2.39m x 2.38m)

Wall mounted gas fired Worcester combination boiler concealed within cupboard.

Space and plumbing for washing machine.

Space for tall fridge/freezer.

Built in oven, hob and extractor fan.

Living Room 11'4" x 15'3" (3.45m x 4.66m)

Maximum measurement.

Useful under stairs storage cupboard.

First Floor

Landing

Bedroom 2 9'7" x 8'2" (2.92m x 2.49m)

Bedroom 3 9'6" x 8'11" (2.90m x 2.71m)

Maximum measurement.

Bathroom

White suite comprising low flush wc, pedestal wash hand basin and panelled bath.

Second Floor

Bedroom 1 11'11" x 9'0" (3.62m x 2.75m)

Minimum measurement, plus cupboard, plus stair recess. Eaves storage cupboard.

En-suite Shower Room/WC

Low flush wc, wash hand basin and shower cubicle.

Outside

Front

Small gravel frontage with a wrought iron fence.

Driveway Parking

For one vehicle in front of the garage.

Single Garage

Brick built, in a small block of 4 garages.

Rear Garden

Small initial patio area leading onto established area of lawn.

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

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. 27.6 sq. metres (297.5 sq. feet)



First Floor

Approx. 27.8 sq. metres (298.9 sq. feet)



Second Floor

Approx. 17.7 sq. metres (190.3 sq. feet)



Total area: approx. 73.1 sq. metres (786.7 sq. feet)



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