

Neville House, 67 Wellingborough Road,  
Rushden, Northamptonshire, NN10 9YG  
T: 01933 316316  
E: sales@mike-neville.co.uk  
www.mike-neville.co.uk



**19 Pemberton Street, Rushden  
Northamptonshire NN10 9TW**



**£99,950 Freehold**

A mature modernised terrace home, only suitable for buy to let investment purposes, as the property is currently tenanted at £525 per calendar month on an assured shorthold tenancy agreement, by tenants who have been in residence since 14/8/14, who have no desire to leave.

A great investment.

- Mature, modernised, mid terrace home
- Lounge
- Dining room
- Ground floor bathroom/w.c
- PVC double glazing and gas radiator central heating
- Two double bedrooms
- Inner hall
- Kitchen
- Tiled roof
- Rear yard and enclosed rear garden

### Location

Pemberton Street is situated between Moor Road and Wellingborough Road, with the property being found as identified by our for sale. Viewings should be made strictly via ourselves the Sole Selling Agents.

### Council Tax Band

A

### Energy Rating

E

### Accommodation

#### Ground floor

**Lounge 11'11" x 11'10" (3.63m x 3.61m)**



#### Inner Hall

Stairs rising to first floor.

**Dining Room 11'10" x 11'10" (3.61m x 3.61m)**

plus understairs cupboard.



**Kitchen 8'11" x 6'11" (2.72m x 2.11m)**

**Ground Floor Bathroom/w.c**

### First Floor

**Bedroom One 13'5" x 11'11" (4.09m x 3.63m)**  
plus storage cupboard.

**Bedroom Two 13'5" x 11'10" (4.09m x 3.61m)**

### Landing

Access to bedrooms one and two.

### Outside



### Rear Yard

Right-of-way for adjoining properties.

### Good Size Enclosed Rear Garden

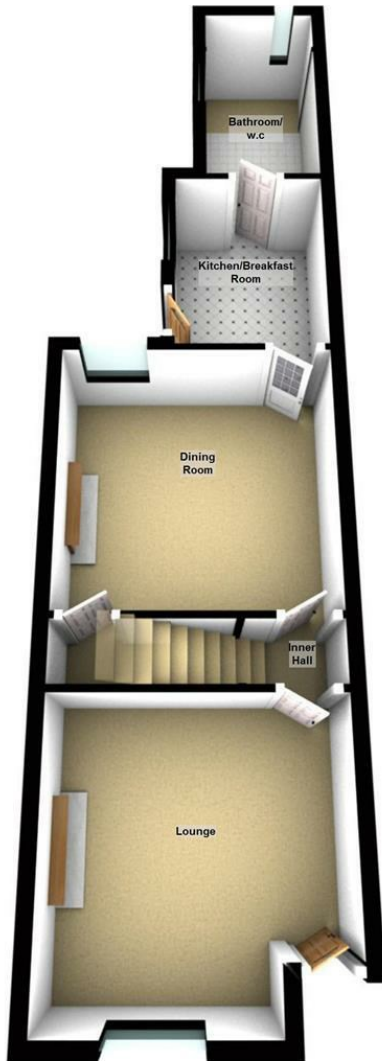


### Disclaimer

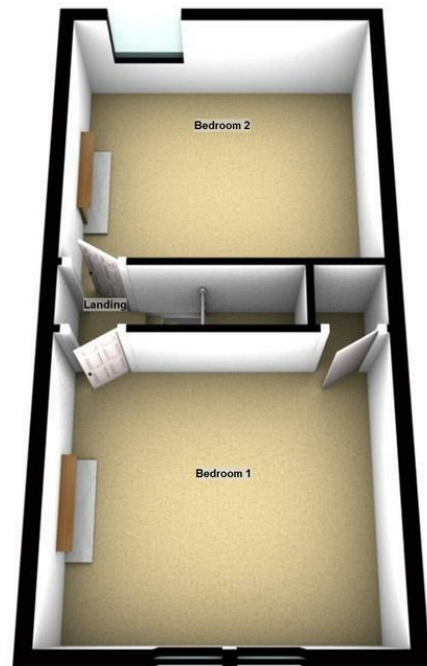
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**Ground Floor**  
Approx. 40.0 sq. metres (431.0 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.7 sq. feet)



Total area: approx. 73.6 sq. metres (792.7 sq. feet)

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