

**75 Spencer Road, Rushden, Northamptonshire, NN10
6AD**

Guide price £115,000 Freehold



**For sale by informal tender, Friday 29th April 2016. A mature, bay
fronted terrace home backing onto Spencer Park grounds, requiring
modernisation throughout, as reflected in the guide asking price.
Sited in this sought after location. No upward chain**

Sales and Lettings Offices

RUSHDEN WOBURN
01933 316316 01525 290393
BEDFORD HITCHIN
01234 327455 01462 438979

Auction Rooms

WOBURN 01525 290393
BANBURY 01295 817777



Rushden's Longest Serving Estate Agency



Neville House, 67 Wellingborough Road,
Rushden, Northamptonshire NN10 9YG
01933 316316

sales@mike-neville.co.uk

Open 7 Days a Week

www.mike-neville.co.uk

Registered in England 4144174

Offered for sale by way of an informal tender on the 29th April 2016 12.00pm midday, is this mature, bay fronted terrace requiring modernisation throughout, as reflected in the guide asking price. Situated in this sought after residential location and offered for sale with no onward chain.

Tender Date - 29th April 2016 - 12.00pm midday.

Viewings for this property are strictly on our 3 open day appointments only. Please make contact with us via email - sales@mike-neville.co.uk - to advise us of your attendance.

Wednesday 20th April 2016 - 12.00pm - 1.00pm

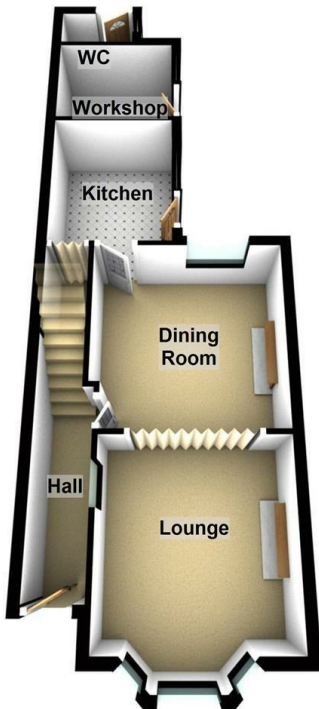
Sunday 24th April 2016 – 12.00pm – 1.00pm

Wednesday 27th April 2016 – 12.00pm – 1.00pm

- Two double bedrooms
- First floor bathroom/w.c
- Landing
- Porch
- Hall
- Lounge with bay
- Dining room
- Kitchen
- Workshop
- W.C
- Front garden
- Rear yard and garden
- We are advised all main services are connected (not checked/tested by ourselves)
- An ideal purchase for first time buyers capable of carrying out modernisation, as a family home or indeed investment (modernise and re-sell/let out)
- The property provides scope for conversion of the workshop to extra living accommodation, subject to relevant consents, planning permission, etc.
- Offered for sale with no upward chain, an early viewing is advised

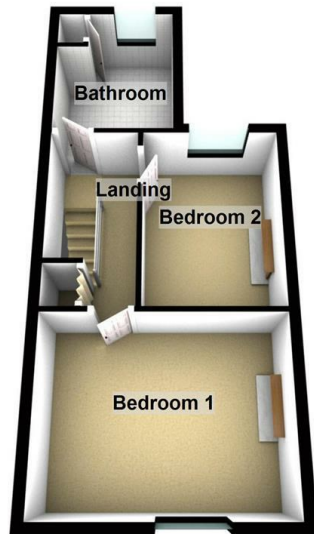
Ground Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



First Floor

Approx. 36.2 sq. metres (390.0 sq. feet)



Total area: approx. 78.0 sq. metres (839.9 sq. feet)

Location

Spencer Road is situated off Washbrook Road/Ealing Terrace and links through to Hayway. The property can be found as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

G

Accommodation

Ground Floor

Hall

Lounge

11'0" x 10'8"

Dining Room

11'4" x 11'4"

Kitchen

8'11" x 7'8"

Workshop

6'0" x 7'8"

WC

First Floor

Bedroom 1

11'0" x 14'1"

Bedroom 2

11'4" x 8'4"

Landing

Bathroom

8'11" x 7'8"

Outside

Front

Area of front garden.

Rear

Rear yard leading onto rear garden, with the property backing onto Spencer Park grounds. Rear access, accessed between number 79 and 81 Spencer Road then running along, providing access for adjoining properties.

Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. 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.











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

**75 SPENCER ROAD
RUSHDEN
NORTHANTS
NN10 6AD**

We have been instructed by our clients to invite your best offer in writing by **12 noon, Friday 29th April 2016** for the above property in a sealed envelope or via email to be delivered to Mike Neville Estate Agents, Neville House, 67 Wellingborough Road, Rushden, Northants NN10 0AS – sales@mike-neville.co.uk - clearly marked “75 Spencer Road, Rushden, Northants NN10 6AD - Tender”

The information required is:-

1. Full Name of Prospective Buyers:

Full Address:
.....
.....

Telephone Numbers:

Home: **Mob:**
Work: **Fax:**
Email:

2. Best Offer:

£.....

(in words)

3. Prospective Buyers Solicitors: Name:

Address:

.....

Tel: **Fax:**

Email:

4. Confirmation of Funding

Cash from own resources £

Monies from proceeds from sale of property £

Loan/Borrowing/Mortgage £

Other source of financing £

Total: £

Please provide confirmation from your bank, building society or other financial institution as to the funds it is prepared to provide you.

Financial consultant:

Contact Number

Company

Lender (if known)

5. Is your offer subject to the sale of a related property/reliant upon a sale that is currently progressing at this time? If so, please provide as much of the chain details in the below grid. Your selling agent will be able to provide this information

Your Property			
Selling Agent		Telephone Number	
Status of Sale I.e SSTC/ On Market			

Buyers Property			
Buyers Name			
Selling Agent		Telephone Number	
Status of Sale I.e SSTC/ On Market			

Buyers Property			
Buyers Name			
Selling Agent		Telephone Number	
Status of Sale I.e SSTC/ On Market			

Buyers Property			
Buyers Name			
Selling Agent		Telephone Number	
Status of Sale I.e SSTC/ On Market			

6. Timescale to exchange of contracts and thereafter completion:

7. Is your offer subject to any conditions other than contract YES/NO

If YES please state (i.e. planning permission)

.....
.....
.....

List any fixtures & fittings or furnishings within the property which you expect to be included within your offer

.....
.....

N.B. Our client is unlikely to re-negotiate the price once a figure has been agreed and solicitors are instructed. Any omission of the information requested may affect your offer.

Please note that we will not be at liberty to discuss the amount or number of other offers received as this is confidential information between the clients and ourselves.

If we can provide any assistance or help please do not hesitate to contact us.

Signature: Date

Signature: Date