



3 Washbrook Road, Rushden Northamptonshire NN10 9UY

A spacious, mature, bay fronted terrace home, situated in a convenient location - only suitable for buy to let investment purposes, as the property has been let since 5/7/14 on an assured shorthold tenancy agreement to tenants at £525 pcm, who have no desire to leave. This makes this property a great long term investment. Offered for sale with no upward chain - viewing recommended to appreciate the overall space provided.

£129,950 Freehold

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- Two good size bedrooms
- Very spacious first floor bathroom/w.c
- Landing
- Porch
- Hall
- Lounge with bay
- Dining room
- Modern fitted kitchen
- Gas radiator central heating
- PVC double glazing
- Very useful outside workshop and store – suitable for conversion to a breakfast room/utility room/further reception room/ground floor bathroom/w.c (subject to planning permission, consents, etc)
- Walled front forecourt
- Fully enclosed rear garden with side gated access
- All main services connected

Introduction

A spacious bay fronted terrace property situated very close to secondary shops, bus routes and within walking distance of schools and other local amenities. A great long term investment opportunity.

Location

Near to the junction of Washbrook Road with Wellingborough Road. The property can be found as identified via our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

E

NB: AVAILABLE AS PART OF A PORTFOLIO OF FIVE PROPERTIES - PLEASE CONTACT US FOR FURTHER INFORMATION ON THIS.

FULL PHOTOGRAPHS AVAILABLE SOON

Accommodation

Ground Floor

Porch

Hall

Lounge 10'11" x 10'4" (3.32m x 3.16m)

Bay window to front.

Dining Room 10'4" x 10'7" (3.16m x 3.22m)

Kitchen 13'3" x 7'11" (4.05m x 2.41m)

Wall mounted gas fired Baxi boiler (having been regularly serviced). Understairs cupboard/pantry.

First Floor

Bedroom 1 10'11" x 15'2" (3.34m x 4.63m)

Bedroom 2 11'9" x 9'4" (3.59m x 2.84m)

Bathroom/w.c

Spacious airing cupboard housing hot water cylinder.

Landing

Access to loft space.

Outside

Walled Forecourt

With side gated access between numbers 3 and 5 Washbrook Road to rear yard and garden.

Outside Workshop

As aforementioned, this room would provide an ideal conversation to a breakfast room/utility room/further reception room/ground floor bathroom/w.c., if so required and subject to planning permission, consents, etc.

Outside Store 2'9" x 4'11" (0.85m x 1.50m)

Ideal for storage.

Rear Yard & Garden

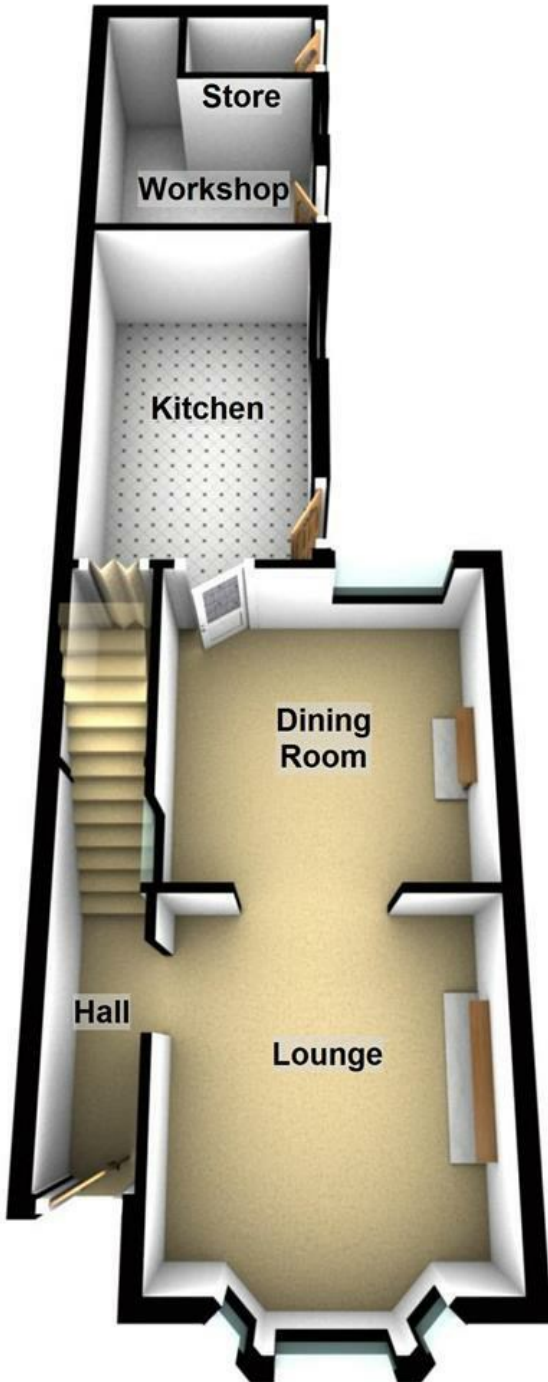
An enclosed rear yard and garden, with brick walling to rear and one side boundary, with screen fencing to the other side boundary. Gated access through from the front of the property, between number 3 and 5 Washbrook Road, for private use only, ensuring the garden is fully enclosed.

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.

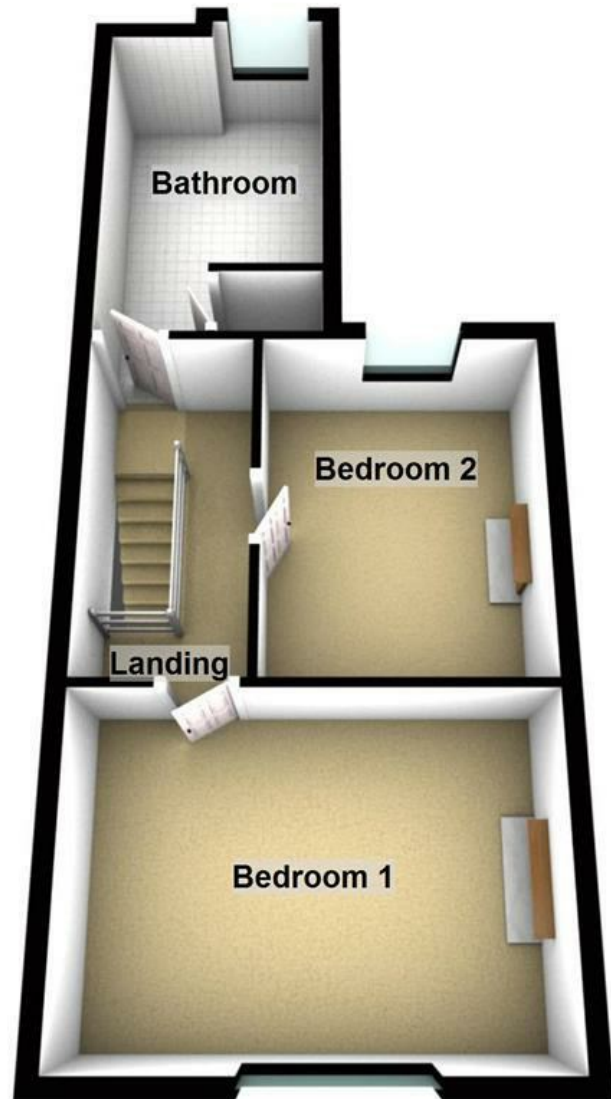
Ground Floor

Approx. 44.3 sq. metres (477.3 sq. feet)



First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 86.6 sq. metres (932.2 sq. feet)

**Mike
Neville**

ESTATE AGENTS

**3 Washbrook Road, Rushden,
Northamptonshire, NN10 9UY**

£129.950 (FREEHOLD)

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