

Neville House, 67 Wellingborough Road,  
Rushden, Northamptonshire, NN10 9YG  
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**3 Pytchley Road, Rushden  
Northamptonshire NN10 9XB**



**£134,950 Freehold**

\*PRELIMINARY SALES PARTICULARS - FULL INTERNAL MARKETING PHOTOGRAPHS AVAILABLE SOON\* A two bedroom mature terrace home with rear garden, offered for sale as a buy to let investment only, with the tenants in situ since 22/3/13 @ £525 pcm, looking to stay on. (The tenants would be willing to negotiate a favourable upwards rent with the new owners.) An ideal long term buy to let investment opportunity.

- Two double bedrooms
- Separate w.c
- Dining room
- Utility area
- Tiled roof
- Bathroom with separate shower
- Lounge with bay window
- Kitchen with pantry
- PVC double glazing & gas radiator central heating
- Front forecourt and small enclosed rear garden with shed & outside store

### Location

Pytchley Road is situated off Washbrook Road and links through to Oakley Road, with the property being found towards the Oakley Road end of Pytchley Road, 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

D

### Accommodation

#### Ground Floor

##### Hall

**Lounge 10'4" x 10'4" (3.15m x 3.15m)**

Bay window to front.



**Dining Room 11'4" x 10'4" (3.46m x 3.15m)**



**Kitchen 11'1" x 6'9" (3.39m x 2.06m)**



**Utility Area 4'5" x 4'7" (1.35m x 1.40m)**

**Store 4'5" x 4'7" (1.35m x 1.40m)**

Very approximate.

#### First Floor

**Bedroom 1 10'4" x 13'0" (3.15m x 3.96m)**

**Bedroom 2 11'4" x 6'8" (3.46m x 2.02m)**

**Bathroom/Shower Room**



**Separate W.C**

**Landing**

### Additional Information

Wall mounted gas fired boiler for central heating and hot water situated in utility area. Loft access on landing.

**Outside**

**Front Forecourt**

**Rear Yard & Rear Garden**

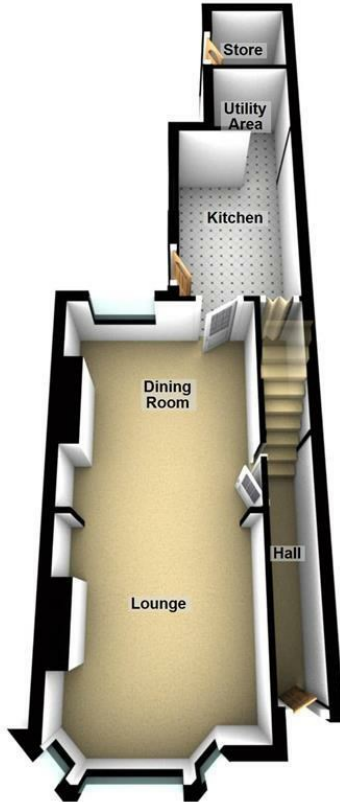
With shed and outside store. Side gated access for personal use only.

### Disclaimer

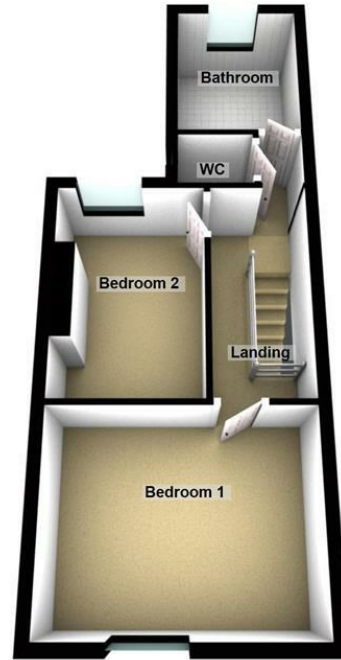
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**Ground Floor**  
Approx. 37.7 sq. metres (406.3 sq. feet)



**First Floor**  
Approx. 33.6 sq. metres (361.6 sq. feet)



Total area: approx. 71.3 sq. metres (767.9 sq. feet)

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