



## **2 Charlottes Row Wilson Road, Rushden Northamptonshire NN10 9WG**

\*PRELIMINARY SALES PARTICULARS - FULL INTERNAL MARKETING PHOTOGRAPHS AVAILABLE SOON\* A three storey, 3 bedroom modern end of terrace town home with adjoining garden, garage and driveway, offered for sale as a buy to let investment only, with tenants in situ since 30/1/15 @ £635 pcm, looking to stay on. (Tenants would possibly be willing to negotiate a favourable upwards rent with the new owners.) An ideal long term buy to let investment opportunity.

**£165,000 Freehold**

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Only upon viewing will one appreciate the space and layout throughout and an opportunity to do this should be taken at the earliest possible opportunity.

The property comprises:-

Ground floor

- Hall
- Ground floor cloakroom/w.c
- Living room
- Kitchen

First floor

- Two double bedrooms
- Family bathroom/w.c
- Landing

Second floor

- Master bedroom
- En-suite shower room/w.c

Further benefits

- PVC double glazing
- Gas radiator central heating
- All main services connected

### Location

Charlottes Row is situated off Wilson Road, which in turn is situated off Purvis Road. On turning off Purvis Road into Wilson Road follow the road along and number 2 Charlottes Row can be found straight ahead of you on the left-hand side, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

C

### Energy Rating

C

### Accommodation

#### Ground Floor

#### Entrance Hall

#### Ground Floor Cloakroom/W.C

#### Living Room 11'3" x 15'3" (3.42m x 4.66m)

Maximum measurement, including under stairs cupboard

#### Kitchen 7'10" x 7'10" (2.40m x 2.40m)

Built-in stainless steel electric oven. Stainless steel gas hob, with stainless steel extractor hood over. Wall mounted gas fired boiler concealed in cupboard.

#### First Floor

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

#### Bedroom 3 9'6" x 8'9" (2.90m x 2.66m)

Maximum measurement

#### Family Bathroom/WC 6'4" x 6'9" (1.93m x 2.07m)

### Landing

### Second Floor

#### Bedroom 1 11'10" x 9'0" (3.62m x 2.75m)

Maximum measurement, plus door recess, plus bay window. Fitted cupboard/wardrobe.

#### En-suite Shower Room/W.C

### Outside

#### Front

Area of front garden with front railings.

#### Rear Garden

A fully enclosed rear garden with side gated access to driveway and garage.

#### Driveway & Garage

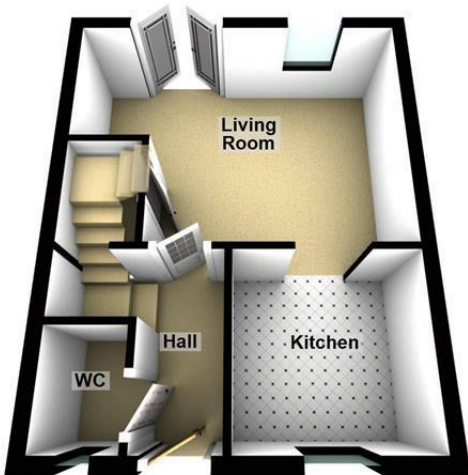
Situated to the rear of the property/immediate side of the rear garden, off Wilson Road. Off road parking for at least one vehicle, leading to garage. A good size single garage is provided with up and over door to front.

### 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.

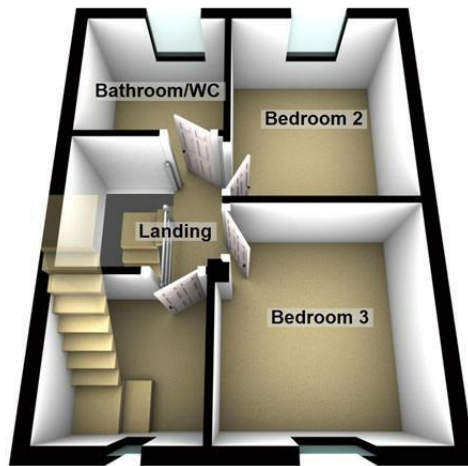
### Ground Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



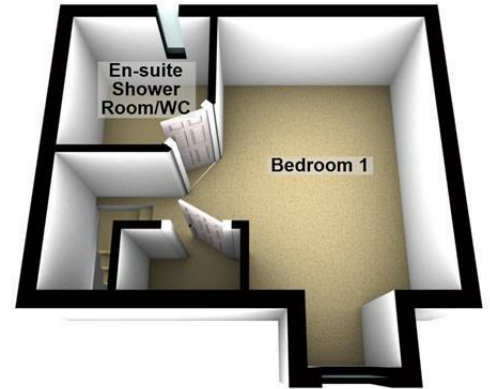
### First Floor

Approx. 27.6 sq. metres (296.8 sq. feet)



### Second Floor

Approx. 17.7 sq. metres (190.1 sq. feet)



Total area: approx. 72.8 sq. metres (783.7 sq. feet)

# Mike Neville

## ESTATE AGENTS

**Charlottes Row, Off Wilson Road,  
Rushden NN10 9WG**

**£165,000 Freehold**

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