

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



**12 Link Road, Rushden
Northamptonshire NN10 9LB**



£179,950 Freehold

We are delighted to offer for sale this well kept, yet cosmetically dated, mature semi detached family home, situated in a highly sought after, cul-de-sac location, just off the Wymington Road, close to the border with Wymington. Close by are Southend Infants and Junior Schools and over the border into Bedford there are schools at Wymington, Podington, Harrold and Sharnbrook, all being highly sought after.

Offered for sale with no upward chain and with the asking price reflecting the cosmetic modernisation required (mainly the kitchen) an early viewing is certainly well advised.

- Three bedrooms
- Landing
- Hall
- Separate dining room
- PVC double glazing & gas radiator
- Refitted shower room/w.c (formerly a bathroom/w.c)
- Porch
- Lounge
- Kitchen plus utility area
- Front garden, off road parking & established rear garden

Location

Link Road is situated off Wymington Road and runs parallel to Harvey Road. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

To be advised.

Accommodation

Ground Floor

Hall

Lounge 12'10" x 11'11" (3.92m x 3.64m)

Maximum



Dining Room 12'6" x 10'11" (3.80m x 3.34m)



Kitchen 8'11" x 6'11" (2.73m x 2.11m)



Utility Area 5'0" x 7'11" (1.52m x 2.42m)

First Floor

Bedroom 1 12'10" x 11'1" (3.92m x 3.38m)

Maximum



Bedroom 2 12'6" x 9'10" (3.80m x 3.00m)

Minimum plus recess Plus wardrobes

Bedroom 3 8'11" x 6'11" (2.72m x 2.11m)

Maximum

Shower Room/W.C

Landing

Additional Information

Wall mounted gas fired boiler situated in kitchen. Airing cupboard hot water cylinder situated in bedroom 3. Loft access in bedroom 3.

Outside

Front

Area of front garden. Off road parking. Access to rear garden.

Rear Garden

Being fully enclosed, of a good size and being very well established.



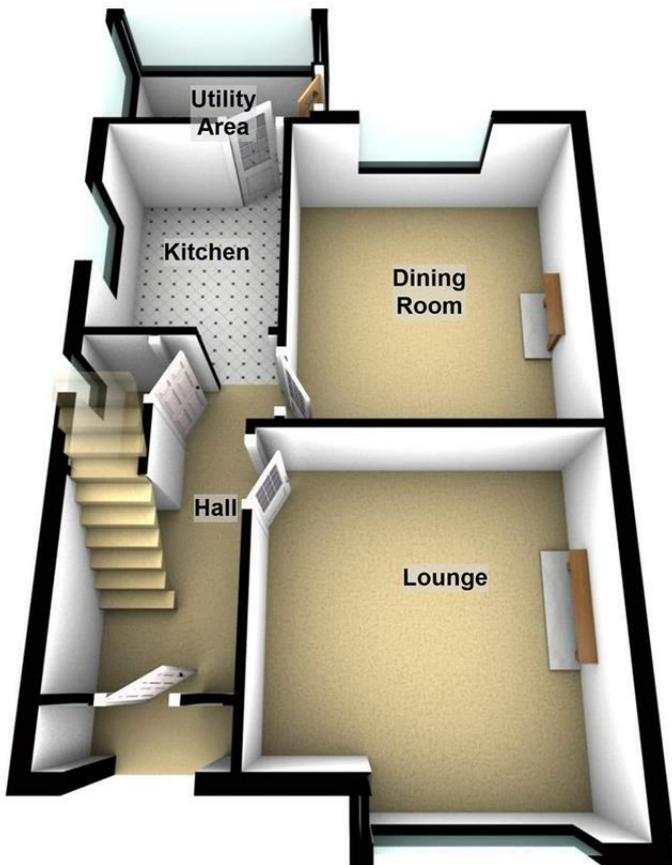
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Ground Floor

Approx. 45.5 sq. metres (489.7 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.4 sq. feet)



Total area: approx. 87.1 sq. metres (937.1 sq. feet)

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