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Rushden, Northamptonshire, NN10 9YG  
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**32 Higham Road, Rushden  
Northamptonshire NN10 6DZ**



**£156,000 Freehold**

Attention - Buy To Let Investors - Prime investment opportunity in the form of this deceptively spacious semi with front and rear gardens and designated off road parking. The property is let at £595 pcm from 29/1/16 on a six month assured short hold tenancy agreement. The tenants, still in residence, have no desire to leave.

Higham Road itself connects Higham Ferrers to Rushden and is a very convenient, popular residential area, with High Street shopping facilities right on hand.

- Three bedrooms
- Lounge/dining room
- Ground floor cloakroom/w.c
- Gas radiator central heating
- Front, side and rear gardens
- Shower/bathroom/w.c
- Kitchen/breakfast room
- PVC double glazing
- Designated off road parking space

#### Location

Situated opposite Hayway and on the corner of Peck Way/North Street, as identified by our for sale boards. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

#### Council Tax Band

A

#### Energy Rating

C

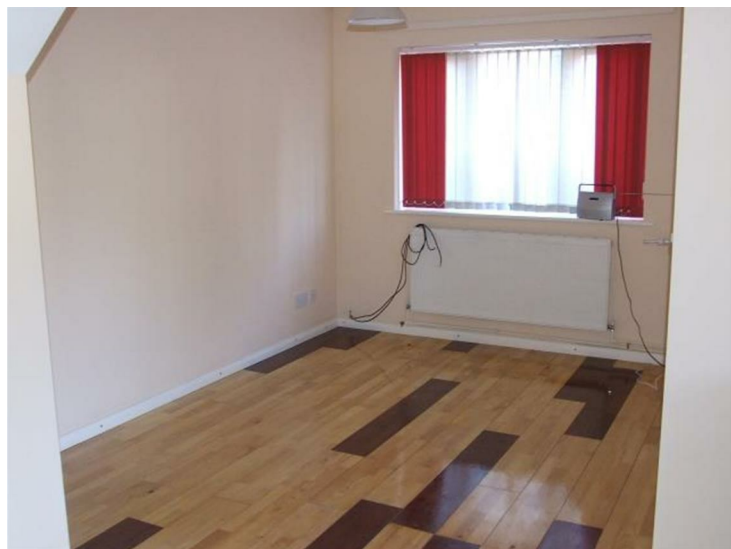
#### Accommodation

#### Ground Floor

Lounge/ Dining Room 18'1" x 16'5" (5.52m x 5.00m)



Bedroom 2 10'9" x 8'11" (3.28m x 2.71m)



Ground Floor Cloakroom/W.C

Kitchen/Breakfast Room 12'11" x 8'11" (3.94m x 2.71m)



Bedroom 3 6'0" x 7'2" (1.84m x 2.19m)

Shower/Bathroom/W.C

Landing

#### Additional Information

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

#### Outside

Small areas of front, side and rear garden. Designated off road parking for one vehicle to the rear of the property, accessed off Peck Way/North Street.



#### First Floor

Master Bedroom 12'0" x 8'7" (3.67m x 2.62m)



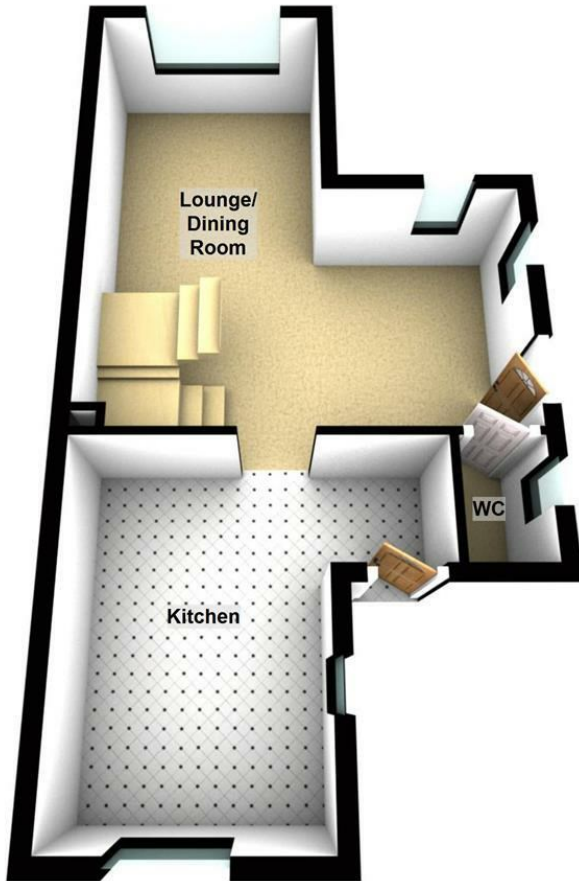
#### Disclaimer

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. 36.0 sq. metres (387.4 sq. feet)



### First Floor

Approx. 35.4 sq. metres (381.4 sq. feet)



Total area: approx. 71.4 sq. metres (768.8 sq. feet)

#### Sales and Lettings Offices

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#### Auction Rooms

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Rushden's Longest Serving Estate Agency



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