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**Mike  
Neville**  
ESTATE AGENTS



**209 Wellingborough Road, Rushden  
Northamptonshire NN10 9SZ**



**£127,000 Freehold**

A larger than average bay fronted terrace home, being appealing to first time buyers, families and buy to let investors alike. Situated in a convenient location and benefiting from being offered with no upward chain.

An immediate viewing is certainly recommended to appreciate the overall space throughout, some 1,010 sq ft (93.9 sq m).

#### Location

On the Wellingborough Road, close to the junction with Irchester Road and Washbrook 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

To Be Advised.

#### Accommodation

##### Ground Floor

##### Hall



##### Lounge 11'3" x 12'9" (3.43m x 3.88m)

Plus bay window



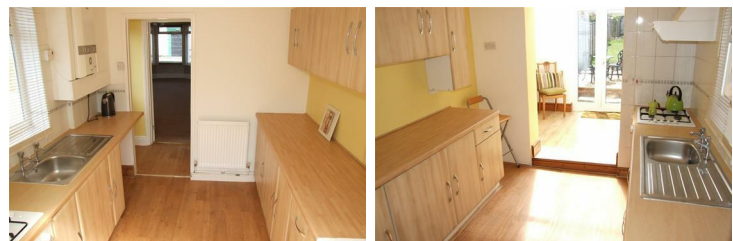
##### Dining Room 11'4" x 13'1" (3.46m x 4.00m)

Maximum including recess cupboard

##### Rear Hall

##### WC

##### Kitchen 9'2" x 8'4" (2.80m x 2.55m)



##### Breakfast Room 6'7" x 8'4" (2.01m x 2.55m)



##### First Floor

##### Landing



##### Bedroom 1 11'2" x 16'1" (3.41m x 4.91m)



##### Bedroom 2 11'5" x 10'8" (3.47m x 3.25m)



**Bedroom 3 6'1" x 8'4" (1.85m x 2.55m)**

**Bathroom**



**Additional Information**

PVC double glazing.

Gas radiator central heating - modern gas fired combination boiler for central heating and hot water situated in kitchen, being wall mounted.

Tiled roof.

**Outside**

**Front Forecourt**

**Rear Yard Leading Onto Rear Garden**

A large rear garden is provided with side gated access to one side for personal use only.



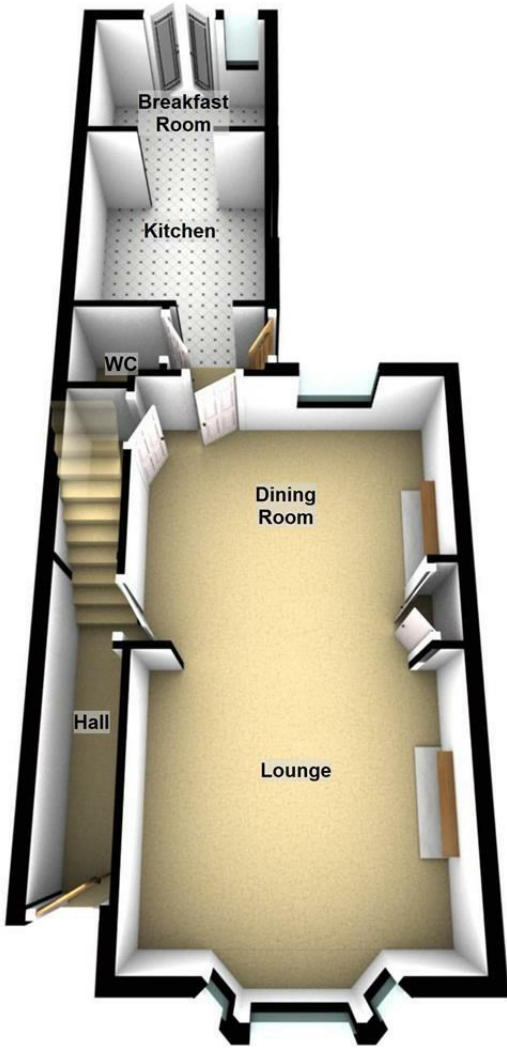
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### Ground Floor

Approx. 49.4 sq. metres (531.6 sq. feet)



### First Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



Total area: approx. 93.9 sq. metres (1010.8 sq. feet)

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