

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



**135 Glassbrook Road, Rushden
Northamptonshire NN10 9TH**



£129,950 Freehold

Fully refurbished seven years ago by way of new roof, re-wiring, new damp proof course, re-plastering, new gas radiator central heating with allied gas fired combination boiler, new PVC double glazed windows and external doors, re-fitted kitchen and bathroom suites, neutral decoration, new floor coverings, etc., is this extremely spacious terrace home, benefiting from 3 bedrooms and a first floor bathroom. Offered for sale with no upward chain. An early viewing is strongly advised to appreciate the space and condition throughout. An ideal purchase for first time buyers, as a family home or indeed buy to let investment.

- Three good size bedrooms
- Lounge
- Kitchen
- Utility room
- All main services connected
- First floor bathroom/w.c
- Dining room
- Breakfast room
- Enclosed rear yard and garden

Location

Glassbrook Road is situated between Irchester Road and Wellingborough Road. The property can be found 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 10'10" x 11'5" (3.29m x 3.48m)



Dining Room 11'7" x 11'9" (3.52m x 3.59m)

Maximum plus understairs cupboard



Kitchen 9'10" x 7'11" (3.00m x 2.41m)

Maximum. Wall mounted gas fired combination boiler for central heating and hot water.



Breakfast Room 7'5" x 7'11" (2.26m x 2.41m)

Utility Room 13'5" x 5'8" (4.10m x 1.73m)

First Floor

Landing

Storage cupboard. Access to loft space.

Bedroom 1 7'10" x 14'8" (2.38m x 4.48m)

Maximum plus large angled recess



Bedroom 2 8'10" x 8'11" (2.69m x 2.73m)

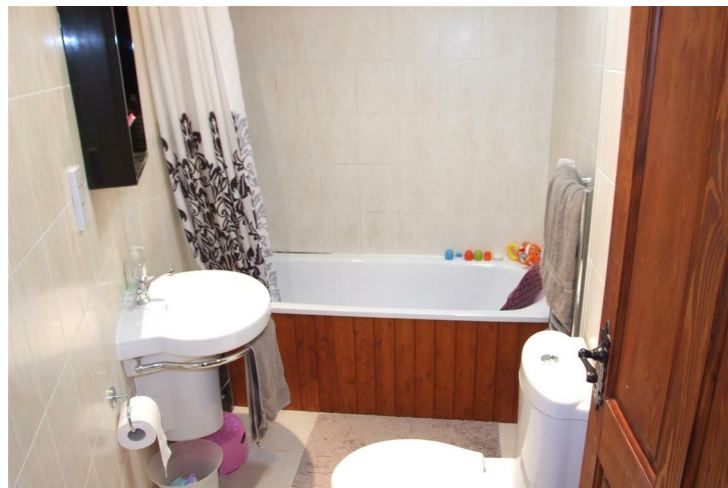
Maximum

Bedroom 3 9'10" x 7'11" (3.00m x 2.41m)

Maximum

Bathroom/ w.c

Solar tube (enabling borrowed natural lighting from roof level).



Outside

Rear Yard & Garden

Yard area leading onto good size patio and thereafter main area of lawn. The garden is fully enclosed. Legal right of way for the owner/owners of number 135 Glassbrook road between the rear yard and rear garden of number 137 Glassbrook Road through to an alleyway and thereafter through to Glassbrook Road. There is no legal right of way for any neighbouring properties over the rear yard and garden of number 135 Glassbrook Road (therefore you have a fully enclosed private rear garden with gated access to one side for your own use only).

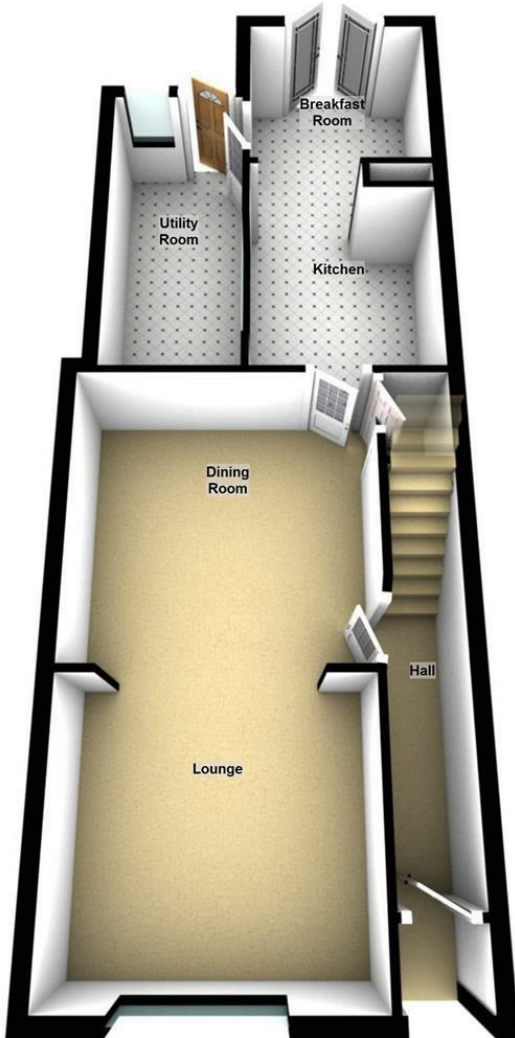
Disclaimer

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.



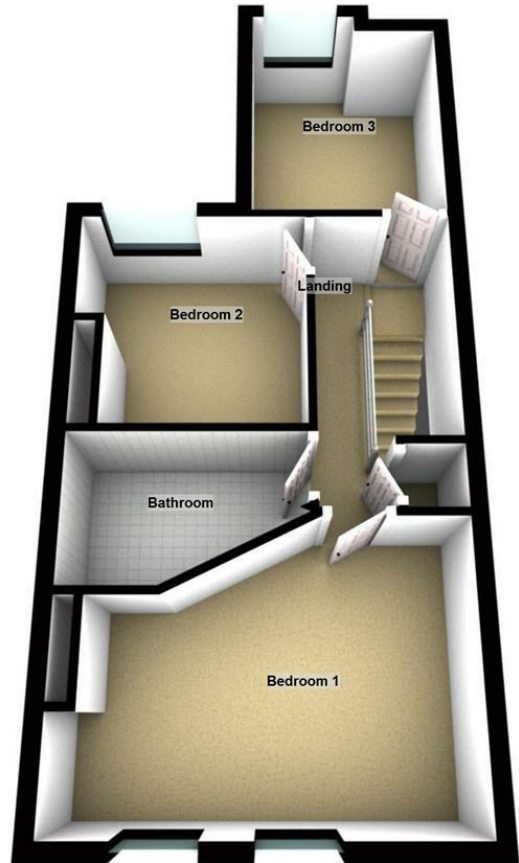
Ground Floor

Approx. 51.7 sq. metres (556.7 sq. feet)



First Floor

Approx. 38.5 sq. metres (414.8 sq. feet)



Total area: approx. 90.3 sq. metres (971.5 sq. feet)

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