

Neville House, 67 Wellingborough Road,
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**17 Victoria Road, Rushden
Northamptonshire NN10 0AH**



£139,950 Freehold

Offered for sale with no upward chain is the well presented and recently modernised terrace house. Benefitting from complete internal redecoration, new flooring throughout, a new kitchen, along with a new electric central heating system & PVC double glazing. Ideal first time purchase or Buy To Let.

- Three bedrooms
- Lounge
- Refitted kitchen
- Electric heating
- Recently modernised
- Downstairs bathroom/w.c
- Dining room
- PVC double glazing
- New flooring
- Ideal first time purchase or buy to let investment

Location

This section of Victoria Road, is a small one way road located within the town centre, and is situated in between Rectory Road and High Street. Upon turning into Victoria Road from Rectory Road, the property can be found on the right hand side, as identified via our For Sale board.

Council Tax Band

A

Energy Rating

F

Accommodation

Ground Floor

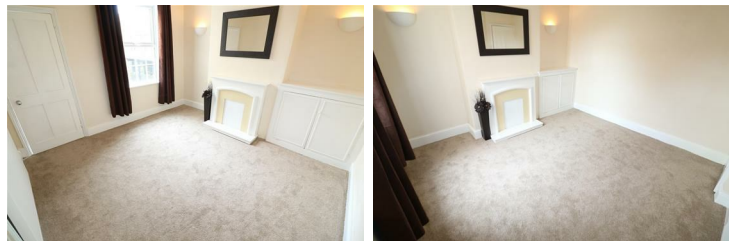
Hall

Lounge 11'10" x 11'2" (3.61m x 3.40m)



Dining Room 11'11" x 11'7" (3.62m x 3.53m)

Maximum measurement



Kitchen 9'11" x 6'9" (3.01m x 2.05m)



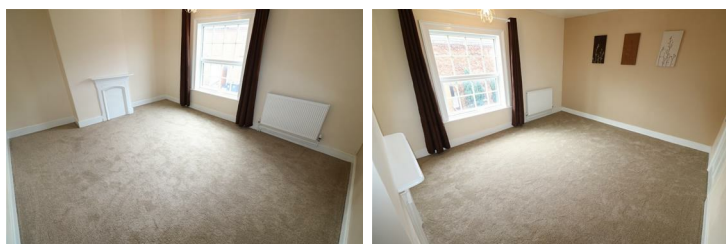
Bathroom/w.c



First Floor

Landing

Bedroom 1 11'10" x 14'4" (3.61m x 4.36m)



Bedroom 2 12'0" x 8'11" (3.65m x 2.71m)



Bedroom 3 9'11" x 7'0" (3.01m x 2.14m)

Additional Information

An electric boiler supplies the radiator heating system, located within the same cupboard as the hot water cylinder, in the bathroom
Stainless Steel Built in Oven, Hob and Extractor fan in Kitchen

Outside

Workshop 8'9" x 7'3" (2.67m x 2.23m)

W.C

NB:

There is a right of way over the neighbouring property to gain access to the rear garden.

Further NB:

This property owns an external workshop and outside w/c. To the rear of this are a further workshop and outside w/c, and a small area of land, but these are owned by the neighbouring property. This will become apparent on viewing the property, and would need to be confirmed by way of a licenced/conveyancer or solicitor during the purchase process.

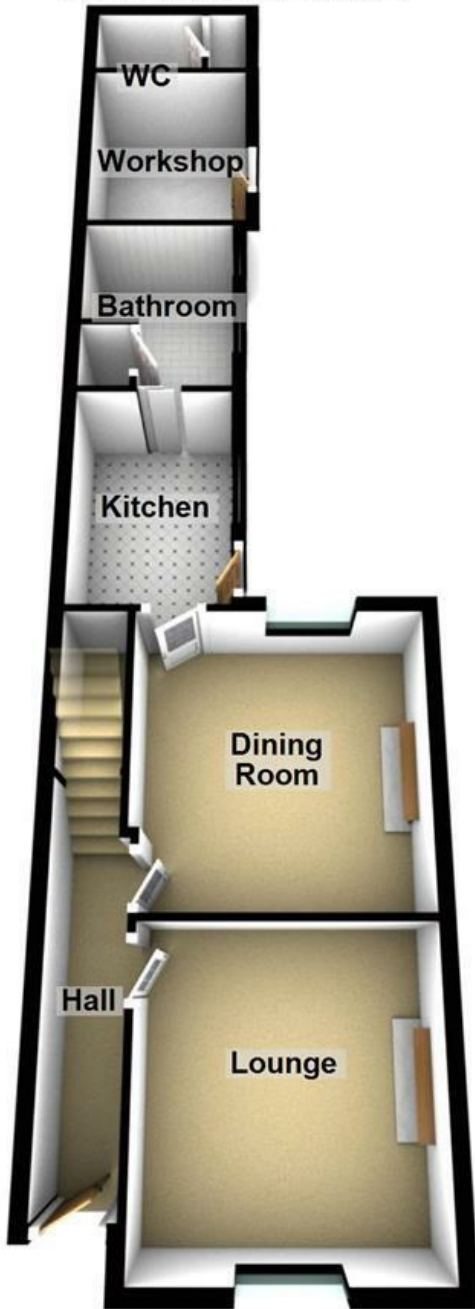
Disclaimer

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. 52.4 sq. metres (563.9 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.0 sq. feet)



Total area: approx. 91.3 sq. metres (982.8 sq. feet)

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Rushden's Longest Serving Estate Agency



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