

**Mike  
Neville**  
ESTATE AGENTS

**1 Washbrook Road, Rushden,  
Northamptonshire, NN10 9UY**

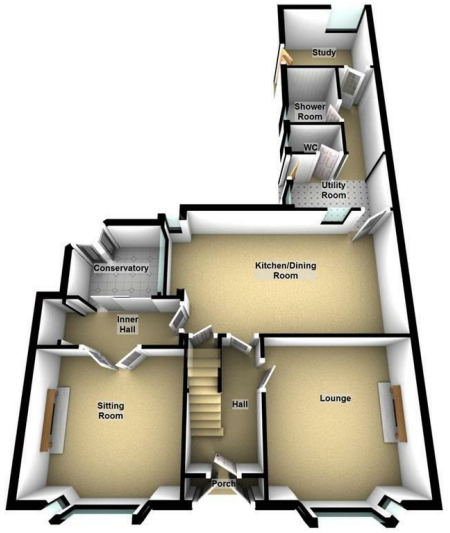
# 1 Washbrook Road, Rushden, Northamptonshire, NN10 9UY

**£244,950 Freehold**

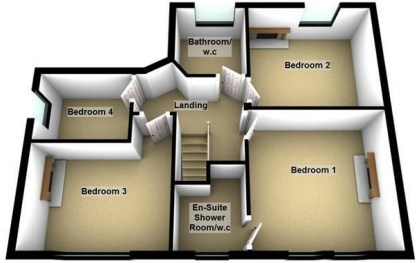
An extremely spacious, double bay, double fronted end of terrace home, offered for sale with no upward chain, with a viewing recommended to appreciate the approximate 1,420 sq ft (132 sq m) of space on offer.

- Four bedrooms
- Refitted en-suite shower room/w.c to master bedroom
  - Refitted family bathroom/w.c
    - Landing
    - Porch
    - Hall
  - Lounge with bay window
- Separate sitting room with bay window
  - Kitchen/dining room
    - Conservatory
    - Utility room
  - Ground floor cloakroom/w.c
  - Ground floor shower room/w.c
    - Study
  - Gas radiator central heating
  - Woodgrain PVC double glazing
- Large garage plus much off road parking
- Good area of enclosed side and rear garden
  - All main services connected

**Ground Floor**  
Approx. 87.4 sq. metres (937.7 sq. feet)



**First Floor**  
Approx. 55.1 sq. metres (593.5 sq. feet)



Total area: approx. 136.5 sq. metres (1469.3 sq. feet)

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#### **Location**

Situated at the junction of Wellingborough Road, Washbrook Road and Irchester Road, as identified by our for sale boards. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

#### **Council Tax Band**

B

#### **Energy Rating**

E

#### **Accommodation**

##### **Ground Floor**

##### **Entrance Porch**

##### **Entrance Hall**

**Lounge 11'11" x 11'10" (3.63m x 3.61m)**

**Sitting Room 11'11" x 10'11" (3.63m x 3.33m)**

##### **Inner Hall**

**Kitchen/Dining Room 20'6" x 11'0" (6.25m x 3.35m)**

**Utility Room 8'10" x 5'6" (2.69m x 1.68m)**

**Ground Floor Cloakroom/W.C**

##### **Ground Floor Shower Room/W.C**

**Study 8'10" x 7'6" (2.69m x 2.29m)**

##### **First Floor**

**Bedroom One 11'11" x 11'10" (3.63m x 3.61m)**

##### **En-Suite Shower room/W.C**

**Bedroom Two 11'7" x 10'1" (3.53m x 3.07m)**

**Bedroom Three 11'11" x 8'10" (3.63m x 2.69m)**

**Bedroom Four 8'2" x 6'2" (2.49m x 1.88m)**

##### **Family Bathroom/W.C**

##### **Landing**

Access to loft space.

##### **Outside**

##### **Walled Front Forecourt**

With side gated access through to rear garden, garaging and parking.

**Garage 19'2" x 12'2" (5.84m x 3.71m)**

Of sectional construction with up and over door. Door to side.

##### **Off Road Parking**

Is provided for many vehicles via large sliding gated access off the Wellingborough Road.

##### **Side & Rear Gardens**

Walled side/rear gardens, to the side and rear of the property.

##### **NB:**

Wall mounted gas fired boiler for central heating and hot water situated in inner hall in cupboard.

##### **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.





















PLEASE READ INSTRUCTIONS  
AND CAREEN THE COVER  
THIS UNIT MUST BE  
MAINTAINED IN  
GOOD  
CONDITION











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