

Neville House, 67 Wellingborough Road,
Rushden, Northamptonshire, NN10 9YG
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**4 Regency Court, Rushden
Northamptonshire NN10 6EY**



£204,950 Freehold

PRELIMINARY SALES PARTICULARS - FULL MARKETING PHOTOGRAPHS AVAILABLE SOON A three storey 3/4 bedroom modern town home with garden and off road parking space, offered for sale as a buy to let investment only, with tenants in situ since 1/5/12 @ £680 pcm, looking to stay on. (Tenants would be willing to negotiate a favourable upwards rent with the new owners). An ideal long term buy to let investment opportunity.

Constructed by Messrs Barratt Homes in approximately 2006.

The accommodation briefly comprises:

Ground floor

- Open plan kitchen/dining/family room
- Ground floor study/bedroom four
- Ground floor cloakroom/w.c
- Entrance hall

First floor

- Lounge
- Bedroom one with en-suite shower room/w.c
- Landing

Second floor

- Two further double bedrooms
- Bathroom/w.c
- Landing

Further benefits

- PVC double glazing
- Gas radiator central heating
- Area of front garden
- Enclosed rear garden
- Off road parking space
- All main services connected

Location

Regency Court can be found at the top end of Shirley Road, with Shirley Road being situated off the crossover between High Street, Rushden and Higham Road, Rushden. On travelling up Shirley Road, Regency Court can be found on the left-hand side and once into Regency Court follow the road a little way around and the property can be found on the right-hand side, as identified by our for sale board. All viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

B

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom/W.C

Study/ Bedroom 4 9'5" x 6'8" (2.86m x 2.02m)

Kitchen Area 19'9" x 13'4" (6.03m x 4.06m)

First Floor

Lounge 9'11" x 13'4" (3.03m x 4.06m)

Bedroom 1 9'5" x 13'4" (2.86m x 4.06m)

En-suite Shower Room/W.C 6'5" x 6'8" (1.95m x 2.02m)

Landing

Second Floor

Bedroom 2 9'4" x 13'3" (2.84m x 4.04m)

Bedroom 3 8'0" x 13'3" (2.43m x 4.04m)

Bathroom/W.C

Landing

Additional Information

Wall mounted gas fired boiler for central heating and hot water, situated in cupboard in hallway.

The kitchen has fitted appliances by way of fridge, freezer, oven, hob, extractor, washing machine and dishwasher.

PVC double glazing.

Gas radiator central heating.

Fitted wardrobes and drawers in bedroom 1.

Airing cupboard housing hot water cylinder in bedroom 2.

Two skylight roof windows in bedroom 3.

Outside

Front

Area of front garden.

Rear Garden

Fully enclosed with side gated access leading to off road parking space.

Off Road Parking Space

If looking at the front of the property, to the left of the adjoining property there is a parking area with the off road parking space for No. 4 clearly numbered.

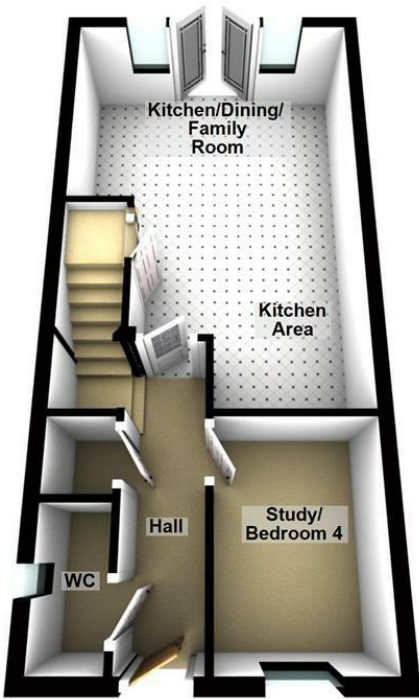
Disclaimer

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Ground Floor

Approx. 36.5 sq. metres (392.5 sq. feet)



First Floor

Approx. 36.5 sq. metres (392.7 sq. feet)



Second Floor

Approx. 30.0 sq. metres (323.0 sq. feet)



Total area: approx. 103.0 sq. metres (1108.2 sq. feet)

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Rushden's Longest Serving Estate Agency



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