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**39 Grove Road, Rushden
Northamptonshire NN10 0JX**



£279,950 Freehold

Ideal for an INVESTOR to acquire 3 freehold HOUSES, in a block, ALL being TENANTED, with a total income of £16,680 per annum. 2 of the 3 properties have GARDENS and all have off road PARKING. All 3 properties have PVC double glazing & gas radiator central heating.

- Investment Opportunity
- Total rental income - £1,390 per calendar month = £16,680 per annum
- Three separate dwellings
- All currently Let

NB: AVAILABLE AS PART OF A PORTFOLIO OF FIVE PROPERTIES - PLEASE CONTACT US FOR FURTHER INFORMATION ON THIS.

Introduction

ALL SENSIBLE OFFERS CONSIDERED

AN EXCITING OPPORTUNITY FOR A BUY TO LET INVESTOR TO ACQUIRE THREE PROPERTIES, IN ONE BLOCK, ALL BEING TENANTED, WITH A GOOD PERCENTAGE RETURN:-TWO OF THE TENANTS BEING VERY LONG TERM.

39 GROVE ROAD, RUSHDEN, NORTHANTS
THREE BEDROOM HOUSE
LET AT £545 PER CALENDAR MONTH (£6,540 PER ANNUM), SINCE 1/5/04

39A GROVE ROAD, RUSHDEN, NORTHANTS
TWO BEDROOM HOUSE
LET AT £470 PER CALENDAR MONTH (£5,640 PER ANNUM), SINCE 5/8/06

39B GROVE ROAD, RUSHDEN, NORTHANTS
ONE BEDROOM HOUSE
LET AT £375 PER CALENDAR MONTH (£4,500 PER ANNUM), SINCE 14/2/15

OVERALL ASKING PRICE - £279,950 (FREEHOLD)

TOTAL RENTAL INCOME - £1,390 PER CALENDAR MONTH = £16,680 PER ANNUM

Council Tax Bands

39 Grove Road, Rushden, Northants - B

39A Grove Road, Rushden, Northants - A

39B Grove Road, Rushden, Northants - A

Energy Ratings

39 Grove Road, Rushden, Northants - TBA

39A Grove Road, Rushden, Northants - E

39B Grove Road, Rushden, Northants - D

Location

Opposite Manton Court and Manton Road, on Grove Road, which is situated off Newton Road, as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

39 Grove Road, Rushden, Northants NN10 0JX

Entrance Hall

Lounge 11'10" x 13'11" (3.60m x 4.25m)

Kitchen/Breakfast Room 9'10" x 13'11" (3.00m x 4.25m)

Bedroom 1 9'10" x 13'11" (3.00m x 4.25m)

Bedroom 2 11'10" x 7'1" (3.60m x 2.16m)
+ door recess

Bedroom 3 8'3" x 6'4" (2.51m x 1.93m)

Bathroom/ w.c

Landing

Outside

Front forecourt. Off road parking. Enclosed rear garden.

39a Grove Road, Rushden, Northants NN10 0JX

Hall

Door to:

Kitchen/Breakfast Room 8'3" x 12'11" (2.52m x 3.93m)
maximum

Lounge 13'6" x 12'11" (4.12m x 3.93m)
maximum

Bedroom 1 8'3" x 12'11" (2.52m x 3.93m)
maximum + door recess

Bedroom 2 6'8" x 12'11" (2.04m x 3.93m)
maximum

Bathroom

WC

Landing

Outside

Front forecourt. Off road parking. Enclosed rear garden.

39b Grove Road, Rushden, Northants NN10 0JX

Hall

Kitchen/Dining Room 18'3" x 7'11" (5.55m x 2.41m)
Maximum

Lounge 17'0" x 7'11" (5.18m x 2.41m)
Maximum including stairs

Bedroom 11'2" x 7'11" (3.41m x 2.41m)

Shower Room/w.c
Window to side, door.

Outside

Off road parking.

Additional Information

• OVERALL PURCHASE PRICE INCLUDES THE THREE PROPERTIES, TWO WITH GARDENS, CAR PARKING AREA/TURNING AREA AND THE FREEHOLD

• ALL THE PROPERTIES HAVE PVC DOUBLE GLAZING AND GAS RADIATOR CENTRAL HEATING, WITH MODERN BOILERS

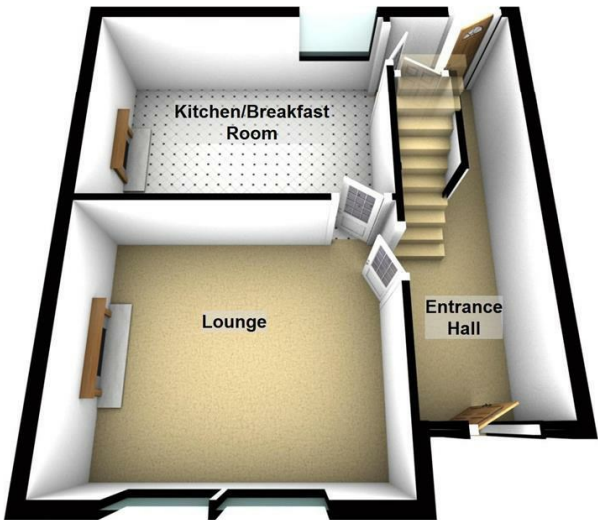
Disclaimer

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.

39 GROVE ROAD, RUSHDEN, NORTHANTS NN10 0JX

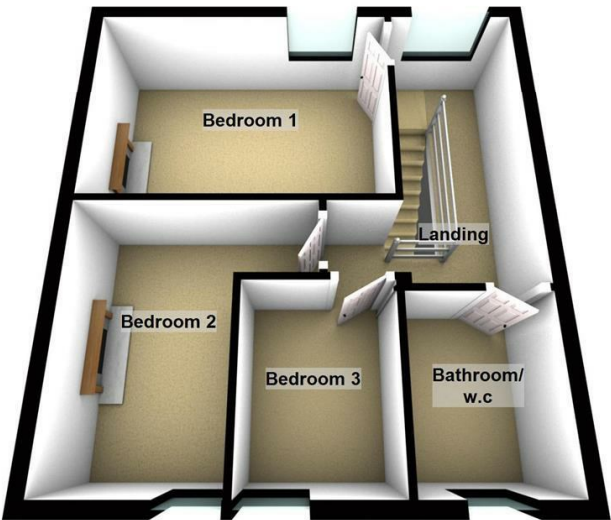
Ground Floor

Approx. 39.6 sq. metres (426.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.7 sq. feet)

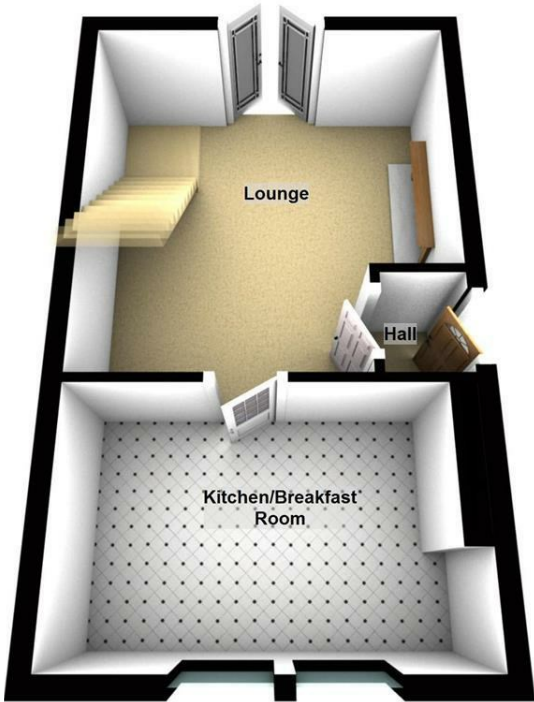


Total area: approx. 80.7 sq. metres (868.7 sq. feet)

39A GROVE ROAD, RUSHDEN, NORTHANTS NN10 0JX

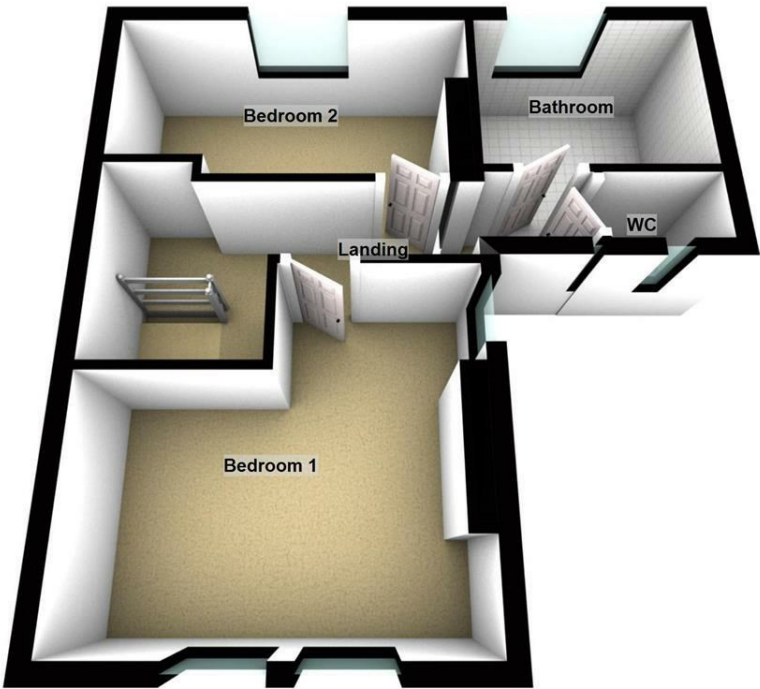
Ground Floor

Approx. 26.4 sq. metres (284.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (362.1 sq. feet)



Total area: approx. 60.1 sq. metres (646.8 sq. feet)

39B GROVE ROAD, RUSHDEN, NORTHANTS NN10 0JX

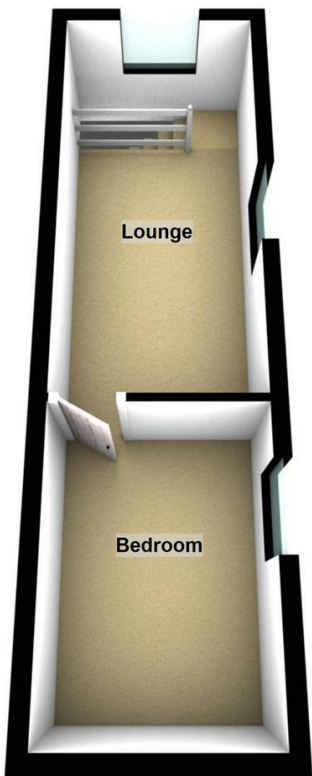
Ground Floor

Approx. 19.5 sq. metres (210.3 sq. feet)



First Floor

Approx. 20.9 sq. metres (225.2 sq. feet)



Total area: approx. 40.5 sq. metres (435.6 sq. feet)



Sales and Lettings Offices



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