



**71 Cromwell Road, Rushden
Northamptonshire NN10 0EG
£165,000 Freehold**

SENSIBLY PRICED TO SELL We are delighted to offer for sale this spacious terrace home that is offered to the market for sale with no onward chain, at a sensible asking price to achieve an early sale. The property boasts two double bedrooms, first floor bathroom, lounge, separate dining room, kitchen, store, outside WC and an enclosed rear garden. An ideal first time purchase, project buy or buy to let investment opportunity. Early viewing advised.

- No Onward Chain
- Ideal First Time Purchase or Ideal Project Buy
- Ideal Buy To Let Investment
- Mostly PVC Double Glazing
- Gas Radiator Central Heating
- Two Double Bedrooms
- First Floor Bathroom
- Separate Reception Rooms
- Enclosed Rear Garden
- Energy Efficiency Rating - E51



Location

The property is situated on Cromwell Road, close to the turning opposite into Robinson Road, and can be found, as identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - E51

Certificate number - 0450-2828-7434-9923-5911

Accommodation

Ground Floor

Porch

Hall

Lounge 11'0" x 10'4" (3.36m x 3.15m)

Minimum measurement, plus angled wall area.

Dining Room 11'4" x 10'11" (3.45m x 3.34m)

Maximum measurement.

Kitchen 10'3" x 6'10" (3.12m x 2.08m)

Minimum measurement, plus recess, plus understairs cupboard.

First Floor

Landing

Access to insulated loft space.

Bedroom 1 11'2" x 12'5" (3.40m x 3.78m)

Minimum measurement, plus angled wall area, plus built in cupboards.

Bedroom 2 11'3" x 8'4" (3.44m x 2.54m)

Bathroom / WC 11'0" x 6'11" (3.36m x 2.12m)

Wall mounted gas fired boiler.

Outside

Front

Front forecourt.

Rear

Store

Plumbing for washing machine. Power and light connected.

Former Outside WC / Store

Rear Garden

Fully enclosed. Garden shed. Rear gated access, out on to Nippendale.

Energy Rating

Energy Efficiency Rating -

Certificate number -

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

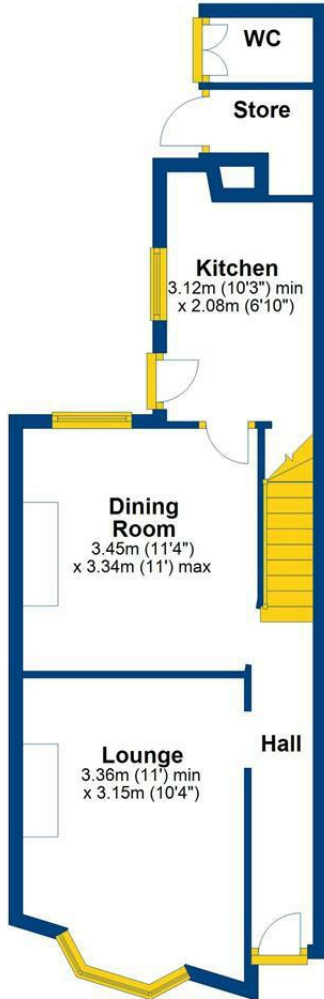
Disclaimer

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. Any appliances mentioned have not been tested by ourselves.



Ground Floor

Main area: approx. 37.7 sq. metres (405.4 sq. feet)
Plus outbuildings, approx. 3.1 sq. metres (33.6 sq. feet)



First Floor

Approx. 38.2 sq. metres (410.8 sq. feet)



Main area: Approx. 75.8 sq. metres (816.3 sq. feet)
Plus outbuildings, approx. 3.1 sq. metres (33.6 sq. feet)