



**120 Portland Road, Rushden
Northamptonshire NN10 0DP
Offers in excess of £190,000 Freehold**

Offered with no upward chain is this recently modernised and well presented semi detached house with off road parking, within very close walking distance of the Town Centre and local amenities. The current owner has completely redecorated all rooms and has had a new kitchen and shower room suite fitted, meaning this house is ready to move into. The property benefits from a landscaped rear garden and secure off road parking behind newly fitted double gates. This property features two good size bedrooms, and is an ideal first time purchase or buy to let investment, and should be viewed to appreciate the quality and condition throughout.

- Offered for sale with no upward chain
- Recently modernised by the current owner
- Newly fitted kitchen
- Newly fitted shower room with double shower cubicle
- Redecorated and new flooring throughout
- Landscaped rear garden
- Off road parking for one vehicle to rear
- Walking distance to town centre and local amenities
- Ideal first time purchase or buy to let investment
- Energy Efficiency Rating - C70



Location

Portland Road is access between Rectory Road and Cromwell Road. The property can be found close to the turning into Kings Road, and is 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 - C70

Certificate number - 9898-5935-6209-5421-4970

Additional Information

- Wood effect flooring in Bathroom, Kitchen, Hall & Living Room is 'Polyflor' Luxury Vinyl Plank (fully waterproof).
- Garden is enclosed and is South facing.
- The property benefits from a keyed-alike lock suite (1 key operates house, shed & gate locks). Separate keyed lock on rear gate.
- Bespoke fitted blinds throughout will remain.
- Bespoke fitted curtains will remain.
- All garden furniture will remain, as will all planters and all plants.

Accommodation

Ground Floor

Hall

Kitchen 7'10" x 9'6" (2.39m x 2.90m)

Modern fully refitted white kitchen.
Space for tall fridge/freezer.
Space and plumbing for washing machine.
Fitted oven and electric hob.
Wall mounted gas fired Vaillant combination boiler.

Living Room 15'4" x 13'1" (4.67m x 3.99m)

Conservatory 5'9" x 11'3" (1.75m x 3.43m)

First Floor

Landing

Loft access.

Bedroom 1 12'1" x 13'1" (3.68m x 3.99m)

Maximum measurement.
With useful storage cupboard.

Bedroom 2 11'1" x 7'10" (3.38m x 2.39m)

Maximum measurement.

Shower Room

Modern and fully refitted white suite comprising double shower cubicle with tiled surrounds, pedestal wash hand basin and a low flush wc.



Outside

Front Forecourt

Newly paved pathway leading to front door, and gate to rear garden. Feature slate and patio slab area.

Rear Garden

Landscaped rear garden with a newly laid patio across the rear of the property, and leading to the side gate and access to the front. Further benefitting from a modern sleeper retaining dwarf wall, with a raised feature slate area with an array of flowers and decorative plants.

Off Road Parking

Accessed via the rear, on a tarmac hard standing, accessed via newly fitted wooden double gates.

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

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.

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.

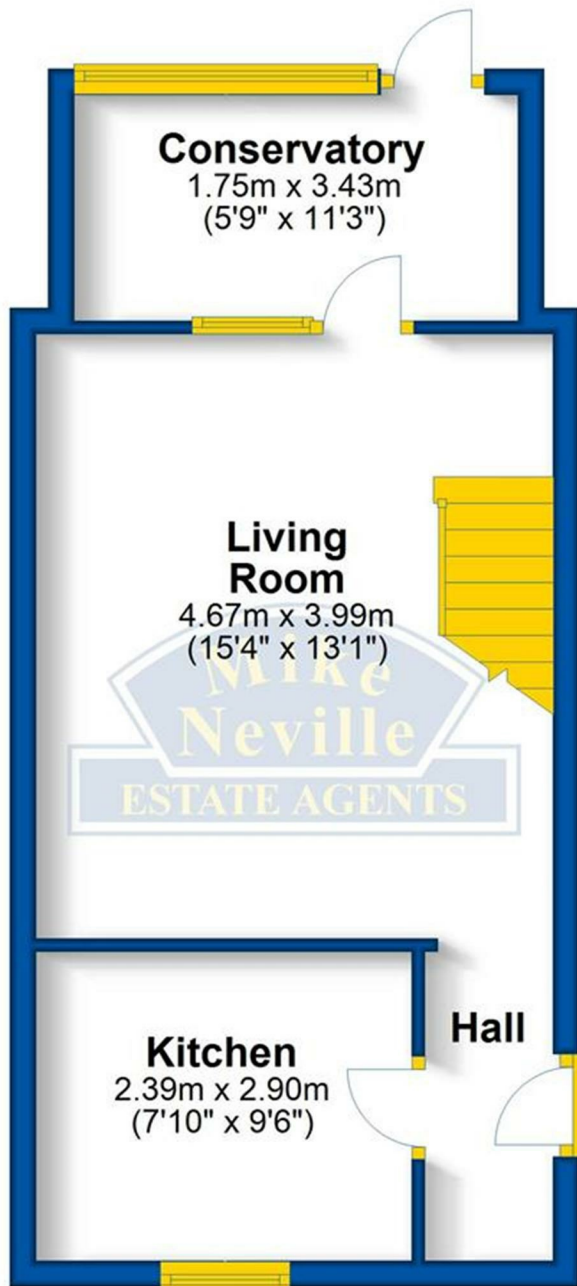
Money Laundering Regulations 2017

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).



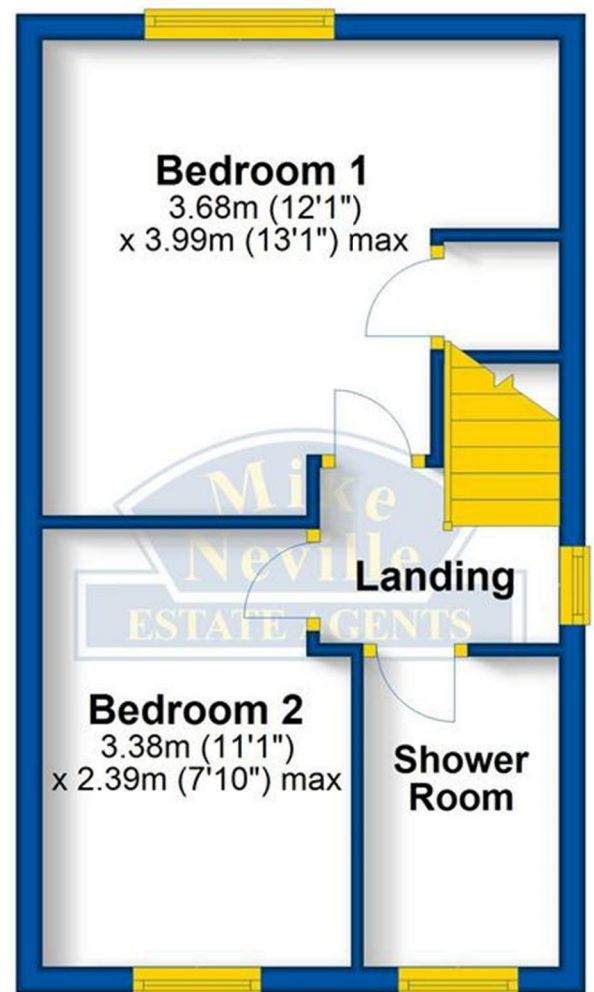
Ground Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



First Floor

Approx. 28.6 sq. metres (307.8 sq. feet)



Total area: approx. 63.5 sq. metres (683.8 sq. feet)