



**51 Sartoris Road, Rushden
Northamptonshire NN10 9TL
Guide Price £175,000 Freehold**

We are delighted to offer for sale this Victorian terrace house that is presented in good condition throughout and is offered to the market for sale with no onward chain. The property boasts three bedrooms, ground floor bathroom/WC, through lounge/dining room, kitchen, modern ground floor bathroom, and a stunning enclosed rear yard and garden with useful garden room/home office and store. Contact our office today to arrange that all important early viewing.

- Established Residential Area
- All Local Amenities Within Walking Distance
- Good condition Throughout
- Ideal First Time Purchase
- Three Bedrooms
- Lounge
- Dining Room
- Garden Room / Home Office and Store
- Stunning Rear Garden
- Energy Efficiency Rating - G20



Location

Situated between Windmill Road and Irchester Road. The property 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 - G20

Certificate number - 6320-2183-0050-3007-1513

N.B

New roof 2017.

PVC Double Glazing.

Gas in road. Was connected to property. Can easily be re-connected by British Gas etc. Buyer/s to make own enquiries on this point.

Accommodation

Ground Floor

Porch

Hall

Lounge 10'11" x 10'3" (3.32m x 3.13m)

Fireplace with open fire facility.

Dining Room 12'0" x 10'3" (3.67m x 3.13m)

Fireplace and multi-fuel burner (sign off certification required)

Kitchen 9'6" x 7'11" (2.90m x 2.42m)

Plus under stairs cupboard. Electric oven. Electric hob. Extractor. Plumbing for washing machine. Space for fridge/freezer.

Rear Hall

Ground Floor Bathroom / WC

Underfloor heating. Loft access.

First Floor

Landing

Access to an insulated loft space.

Bedroom 1 10'11" x 13'5" (3.33m x 4.08m)

Bedroom 2 12'0" x 6'8" (3.67m x 2.04m)

Minimum measurement, plus cupboards, plus recess.

Bedroom 3 9'6" x 7'11" (2.90m x 2.42m)

Maximum measurement.

Outside

Front

Rear Garden

Rear yard and a stunning rear garden area. Right of way for numbers 47 and 49 only, over number 51, then over number 53, to the alleyway, out on to Sartoris Road. For wheelie bin access etc.

Store

Garden Room / Home Office 5'4" x 10'1" (1.63m x 3.07m)

Internal measurement. Power and light connected.

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.

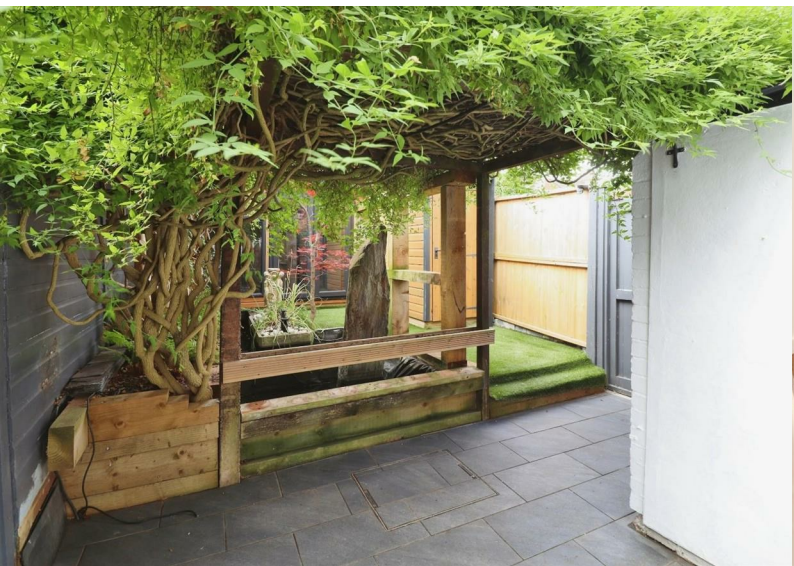
Floorplans

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

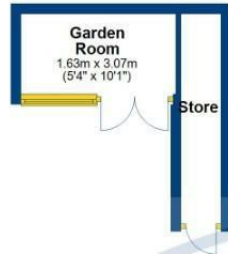
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Main area: approx. 39.9 sq. metres (429.8 sq. feet)
Plus outbuildings: approx. 8.8 sq. metres (94.7 sq. feet)



First Floor

Approx. 36.1 sq. metres (388.3 sq. feet)



Main area: Approx. 76.0 sq. metres (818.2 sq. feet)
Plus outbuildings: approx. 8.8 sq. metres (94.7 sq. feet)