



**29 Roberts Street, Rushden  
Northamptonshire NN10 0NG  
Offers Over £176,000 Freehold**

Situated in an established residential area of Rushden and offered to the market being well presented throughout, and located within walking distance of the town centre and local junior schools. This end of terrace property briefly comprises two double bedrooms, first floor bathroom/WC, through lounge/dining room, 18ft 10' kitchen and a pleasant low maintenance rear garden with summerhouse. This property would make an ideal first time purchase or buy to let investment. To arrange an early viewing, contact our office today.

- Established Residential Area
- Walking distance to Town Centre
- Walking distance to Local Schools
- Close driving distance to A6
- Two Double Bedrooms
- Good Condition Throughout
- First Floor Bathroom / WC
- Lounge / Dining Room
- Good Size Rear Garden with Summer House
- Energy Efficiency Rating - D56





## Location

Roberts Street can be found off Grove Road and links through to Oswald Road with the property being found towards the Grove Road end of Roberts Street. Viewings should be made via ourselves the Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - D56

Certificate number - 1015-7115-3002-0027-3602

## Accommodation

### Ground Floor

**Lounge 11'11" x 12'2" (3.64 x 3.71)**

**Dining Room 9'11" x 12'2" (3.02 x 3.71)**

Maximum measurement.

**Kitchen/ Breakfast Room 18'10" x 5'8" (5.75 x 1.73)**

A modern white fitted kitchen benefitting from a range of base, wall and drawer units.

Space for 'American' style fridge/freezer.

Space and plumbing for a washing machine.

Space and plumbing for a tumble dryer or dishwasher.

Space for freestanding cooker.

### First Floor

#### Landing

**Bedroom 1 11'11" x 15'10" (3.64 x 4.82)**

**Bedroom 2 10'0" x 9'7" (3.05 x 2.92)**

Maximum measurement including cupboard housing Baxi wall mounted gas fired combination boiler.

Loft access with pull down loft ladder.

## Bathroom / WC

White suite comprising a bath, low flush wc and pedestal wash hand basin, with tiled splashbacks to water sensitive areas.

## Outside

## Front

## Rear Garden

Rear yard opening into an established rear garden. With a small patio area leading in to a path that runs to the back of the garden, where the summerhouse and storage is located, along with a further patio area.

**Summerhouse 9'0" x 5'7" (2.75 x 1.70)**

Maximum internal measurement, plus storage area.

## N.B.

There is a right of way between the rear yard and rear garden, for the neighbouring properties to gain access to their gardens.

## 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](http://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.



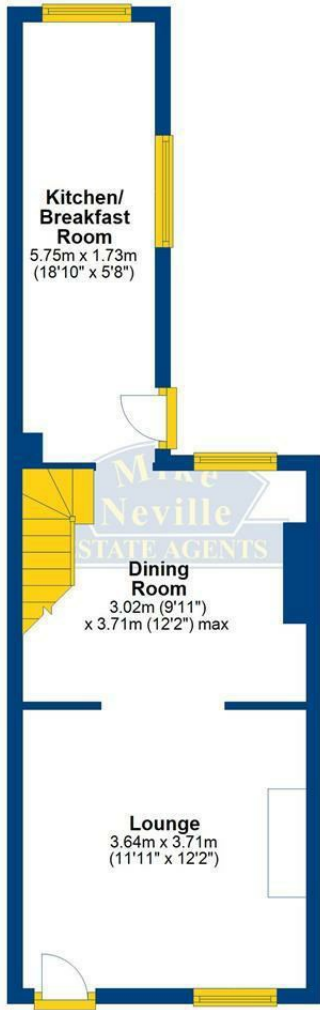






## Ground Floor

Approx. 35.2 sq. metres (378.4 sq. feet)



## First Floor

Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 67.9 sq. metres (730.5 sq. feet)