



**55 Glassbrook Road, Rushden
Northamptonshire NN10 9TG
Price £215,000 Freehold**

Nestled on the charming Glassbrook Road in Rushden, this delightful Victorian terrace home offers a perfect blend of character and modern convenience. Spanning some 812 sqft, the property boasts four well-proportioned bedrooms (three doubles and a smaller fourth bedroom), making it an ideal choice for families or those seeking extra space. Upon entering, after the porch and hall, you are welcomed by a large through lounge and dining room, providing a warm and inviting atmosphere for both relaxation and entertaining. The kitchen, complete with a useful pantry, is functional and well-equipped, ensuring that culinary enthusiasts will feel right at home. The ground floor also features a conveniently located bathroom and WC, enhancing the practicality of the living space. One of the standout features of this property is the lovely, fully enclosed rear garden, with side gated access from the front, offering a private outdoor retreat for gardening, play, or simply enjoying the fresh air. The garden is perfect for hosting summer barbecues or unwinding after a long day. Situated in an established and convenient residential area, this home benefits from easy access to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. The property is fitted with PVC double glazing and gas radiator central heating, ensuring comfort throughout the seasons.

We highly recommend viewing this charming home to fully appreciate its appeal and potential. Whether you are a first-time buyer, a family or looking to expand your property portfolio, this Victorian terrace is a wonderful opportunity not to be missed.

- FOUR Bedrooms! (three doubles and a smaller fourth bedrooms)
- Porch and hall
- Ground Floor Bathroom/WC
- EPC - Ordered
- Spanning some 812 sqft
- Large through lounge and dining room
- Lovely, fully enclosed rear garden
- Ideal choice for families or those seeking extra space
- Kitchen with Pantry
- PVC double glazing and gas radiator central heating



Location

Opposite the turning into Windmill 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 - TBC - EPC ordered

Certificate number - TBC - EPC ordered

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.

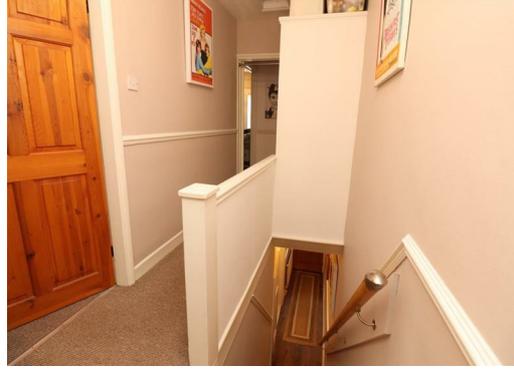
Floorplans

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

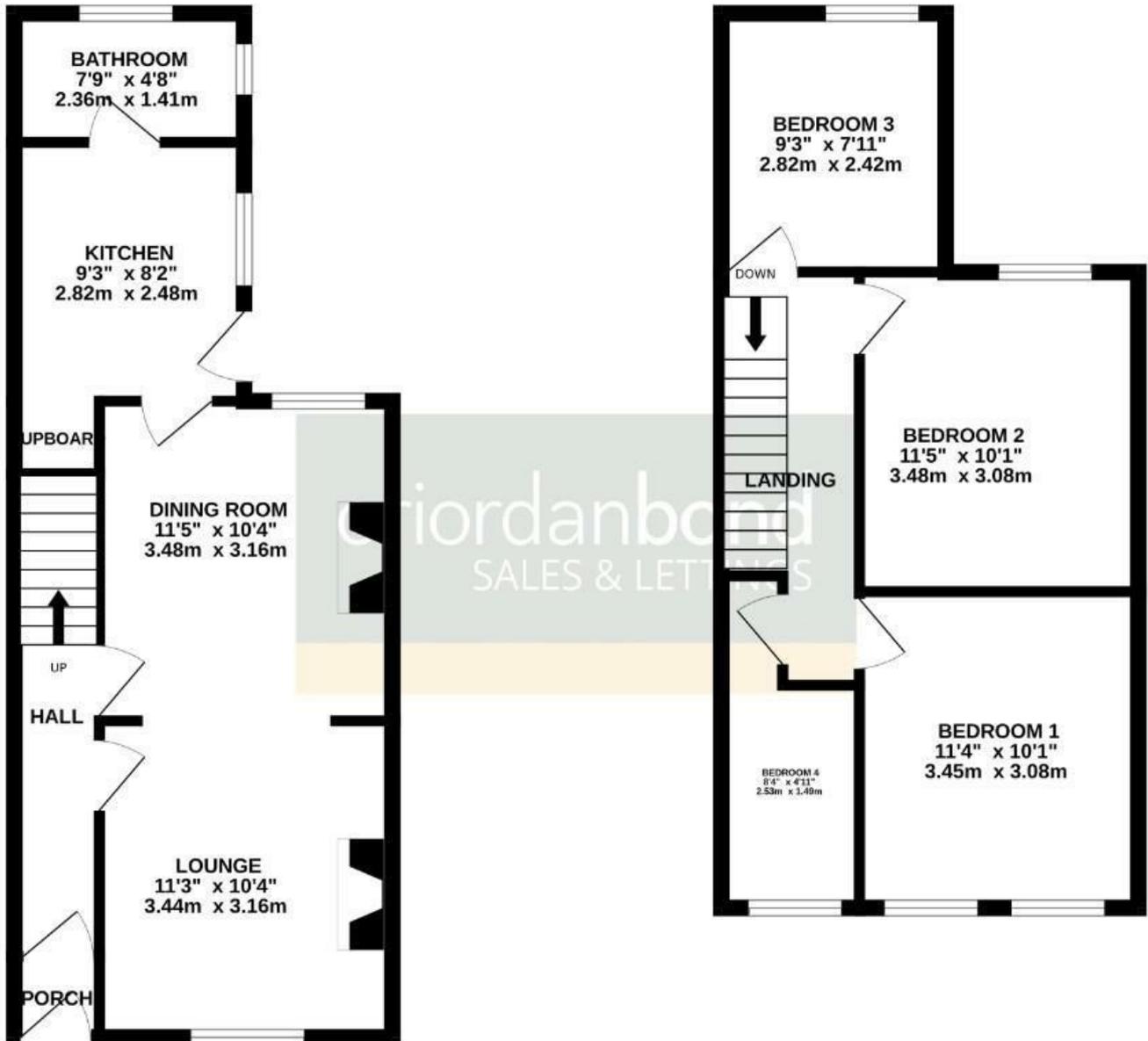
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
403 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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