



**27 Blinco Road, Rushden
Northamptonshire NN10 0EA
Price £235,000 Freehold**

Offered to the market with no onward chain and presented in good condition throughout is this spacious end of terrace property. Boasting three bedrooms, family bathroom, lounge, dining room, good size kitchen, side lean-to and a large rear garden. PVC double glazing is complimented by way of gas radiator central heating. An ideal first time purchase, family home or buy to let investment. Early viewing advised. (currently let at £975.00pcm to tenants that would be willing to stay on as ongoing tenants, if a relevant buy to let investor should purchase).

- No Onward Chain
- All Local Amenities Within Walking Distance
- Lounge
- Energy Efficiency Rating - C73
- Ideal First Time Purchase or Family Home
- Immediate Viewing Advised
- Dining Room
- Ideal Buy To Let Investment
- Three Bedrooms
- Large Rear Garden



Location

The property is set back from the road and can be found close to the turning into Lawton 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 - C73

Certificate number - 3217-9112-2002-0029-3992

N.B

The photographs used in the marketing here are from 2022, before the current tenants moved in.

Accommodation

Ground Floor

Hall

Lounge 10'11" x 11'11" (3.32 x 3.64)

Dining Room 8'11" x 9'6" (2.73 x 2.89)

Kitchen 14'3" x 12'1" (4.34 x 3.68)

Maximum measurement. Pantry. Modern gas fired glow worm boiler. Electric oven. Gas hob. Extractor.

Lean-to 13'6" x 5'8" (4.11 x 1.73)

A useful storage area. Doors to front and rear. Under stairs store.

First Floor

Landing

Cupboard. Loft access.

Bedroom 1 10'11" x 12'2" (3.33 x 3.70)

Bedroom 2 9'2" x 10'11" (2.79 x 3.33)

Maximum measurement, plus built in wardrobe.

Bedroom 3 10'11" x 6'4" (3.33 x 1.93)

Minimum measurement, plus cupboard.

Bathroom / WC

Outside

Front

Front Garden

Rear Garden

A generous rear garden, being fully enclosed.

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).

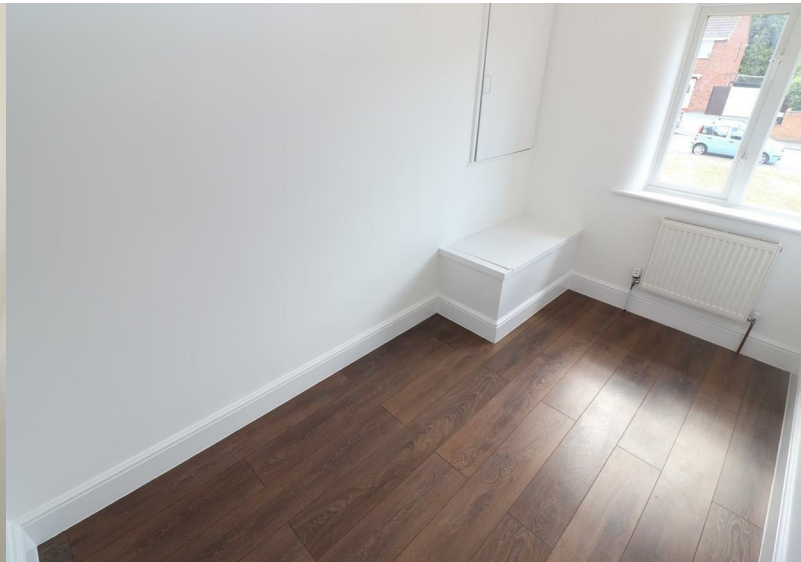
Floorplans

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

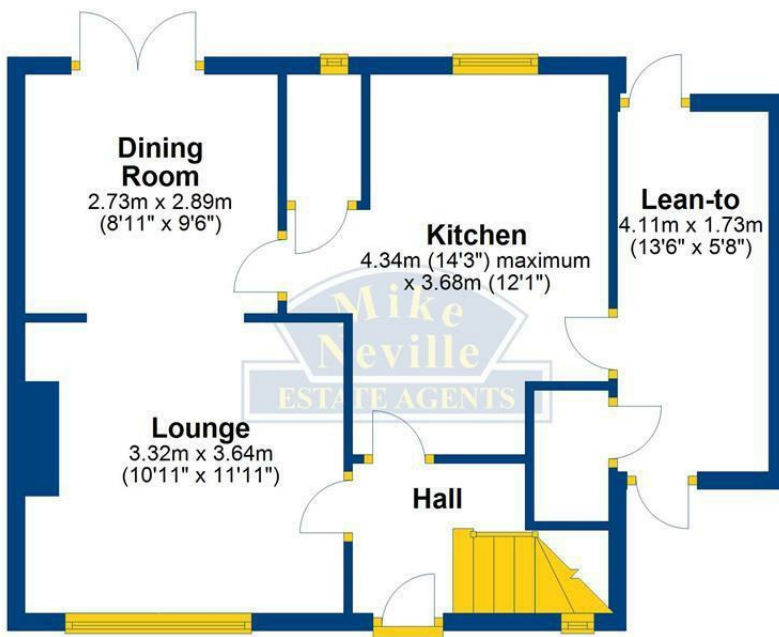
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





Ground Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



First Floor

Approx. 41.8 sq. metres (450.2 sq. feet)



Total area: approx. 82.8 sq. metres (891.3 sq. feet)