



**84 Queen Street, Rushden  
Northamptonshire NN10 0AZ  
Offers Over £150,000 Freehold**

\*Cash buyers preferred\* \*Well priced, to sell\* This spacious terrace home, boasting 2 double bedrooms and 2 reception rooms is offered to the market with no onward chain, with the property having been re-decorated throughout. The property is situated in the heart of Rushden, with all local amenities within walking distance and local schools a stone's throw away. Externally, there is that all important rear garden. Contact our office today to arrange an immediate viewing. (NB - the kitchen, utility room, WC and bathroom are of SINGLE SKIN CONSTRUCTION)

- Re-decorated Throughout
- Two Double Bedrooms
- Ground Floor Cloakroom/WC
- Energy Efficiency Rating - D62
- No Onward Chain
- First Floor Bathroom / WC
- Enclosed Rear Garden
- Cash buyers preferred
- Lounge, Dining Room, Utility Room
- Close to all Local Amenities



## Location

Queen Street is situated off Rectory Road and links through to Upper Queen Street/Cromwell Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Energy Rating

Energy Efficiency Rating - D62

Certificate number - 8204-7565-5929-8596-6413

## Council Tax Band

A

## Accommodation

### Ground Floor

**Lounge 9'11" x 12'8" (3.03m x 3.87m)**

### Inner Hall

**Dining Room 10'11" x 12'8" (3.33m x 3.87m)**

Maximum measurement, plus under stairs cupboard.

**Kitchen 9'9" x 6'6" (2.98m x 1.97m)**

SINGLE SKIN CONSTRUCTION

Maximum measurement. Wall mounted gas fired boiler, installed in December 2023. Electric oven. Electric hob. Extractor.

**Utility Room 11'7" x 6'7" (3.53m x 2.00m)**

SINGLE SKIN CONSTRUCTION

Plumbing for washing machine.

**Ground Floor Cloakroom / WC**

SINGLE SKIN CONSTRUCTION

### First Floor

#### Landing

Loft access.

**Bedroom 1 9'11" x 12'8" (3.03m x 3.87m)**

**Bedroom 2 10'11" x 9'3" (3.33m x 2.82m)**

**Bathroom / WC**

SINGLE SKIN CONSTRUCTION

## Outside

### Front

Front forecourt.

### Rear Garden

A fully enclosed rear yard leading on to a long rear garden area. Shed. Modern and well kept boundary fences. Side gate providing a right of way / access over number 82's rear yard/garden only, leading out to an alleyway, onto Queen Street.

### 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)

### 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).





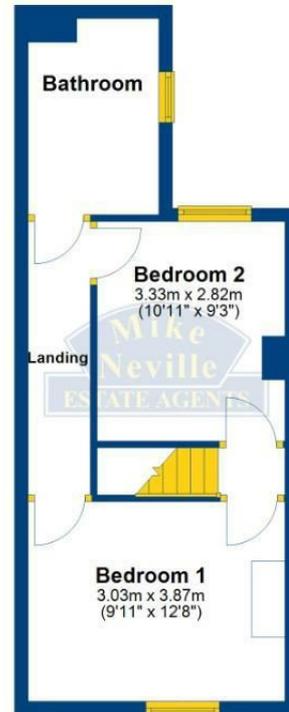
### Ground Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



### First Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



Total area: approx. 78.1 sq. metres (841.0 sq. feet)