



HARWOODS

Chartered Surveyors & Estate Agents



Shop with 2 bedroom Apartment over at
26 Church Street, Rushden, Northants, NN10 9YT

£265,000 - Freehold with Vacant Possession on Completion

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T: 01933 278591
E: res@harwoodsproperty.co.uk

Residential Lettings
T: 01933 221616
E: lettings@harwoodsproperty.co.uk



26 Church Street, Rushden, Northamptonshire NN10 9YT

Town Centre Freehold premises for sale with vacant possession upon completion. The property comprises a ground floor shop (most recent used as an Estate Agency hence A2 planning designation) with a beautifully presented self-contained 2 bedroom character apartment over. The building is situated on the town-centre one way system with lots of potential passing trade.

The shop offers a main area of around 300 square feet and has been refurbished to a high standard and has disabled-access WC, modern kitchenette, electric panel heating, air-conditioning, large display window and modern decor.

The apartment has access both with vehicle and on foot from the rear. A car-port with secure roller door provides under-cover parking. The apartment is beautifully renovated and offers gas radiator central heating, UPVC double-glazing, 2 double bedrooms, stylishly fitted kitchen/diner, spacious refitted bathroom and a large living room with large bay window and feature fireplace surround. Other accommodation includes a ground floor utility room and a conservatory.

The property would appeal to a business owner looking for premises suitable for "living over the shop" or could be ideal for an investment property purchase as the shop and flat could be let either separately or as a whole. Equally you could run a business from the shop and let the apartment.

A very interesting property and well worth viewing.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Ground Floor

Main Office/Retail Area

21'0" x 14'7" (6.40m x 4.45m)

With a modern decor, wood-effect flooring, air conditioning, ample power sockets, electric panel heaters, fitted storage cupboards, large display window and security shutters. Approximate floor area of around 300 square feet. Doors lead off to kitchenette, WC and lobby.

Kitchenette

7'0" x 6'3" (2.13m x 1.91m)

Modern range of wall and base cupboards, work-surface area and stainless steel sink. Wood-effect flooring. UPVC double-glazed rear window.

Disability-access WC

7'1" x 5'0" (2.16m x 1.52m)

White suite comprising close-coupled WC and washbasin. Disability access hand rails and door. Electric panel heater. Extractor fan.

Inner Lobby

Black and white feature tiled floor, original character staircase rising to 1st floor, small window to the side under the stairs, double radiator, UPVC double-glazed side window at half-landing height, doorway from entrance hall.

Entrance Hall

Composite double-glazed door forming the main entrance to the apartment. Black and white tiled floor, double radiator, dado panelling, part-glazed door to utility room.

Utility Room

9'3" x 9'2" (2.82m x 2.79m)

Range of modern base cupboards and work-surface with white ceramic sink. Dado panelling, plumbing for washing machine, Vaillant Eco Tec gas central heating boiler (concealed within a wall cupboard), radiator, wood-effect flooring, UPVC double-glazed window to the side, part-glazed door to:

Conservatory

11'3" x 6'0" (3.43m x 1.83m)

Composite double-glazed door from car-port, UPVC double-glazed side window, polycarbonate roof, double radiator, built-in storage cupboard.

1st Floor

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Landing

Radiator, stairs to 2nd floor, panelled doors to:

Living Room

15'6" x 14'7" plus bay (4.72m x 4.45m plus bay)

Feature reproduction fireplace with gas grate. Wood-effect flooring, 2 double radiators and wide UPVC double-glazed bay window to the front.

Kitchen/Diner

11'11" x 11'8" (3.63m x 3.56m)

With a range of modern units to comprise base cupboards and drawers, wall cupboards and work-surface areas with 1.5 bowl ceramic sink. Tile-effect flooring, UPVC double-glazed window to the side, radiator, part dado panelling, fitted electric oven, gas hob and filter hood.

Bedroom 2

12'10" max x 9'1" (3.91m max x 2.77m)

Wood-effect laminate flooring, double radiator, Fakro double-glazed roof window and UPVC double-glazed window to the rear.

2nd Floor

Landing

Radiator, Fakro double-glazed roof window, loft access (the seller advises this is boarded), panelled doors to:

Bedroom 1

14'0" max x 11'11" minimum 16'0" maximum (4.27m max x 3.63m minimum 4.88m maximum)

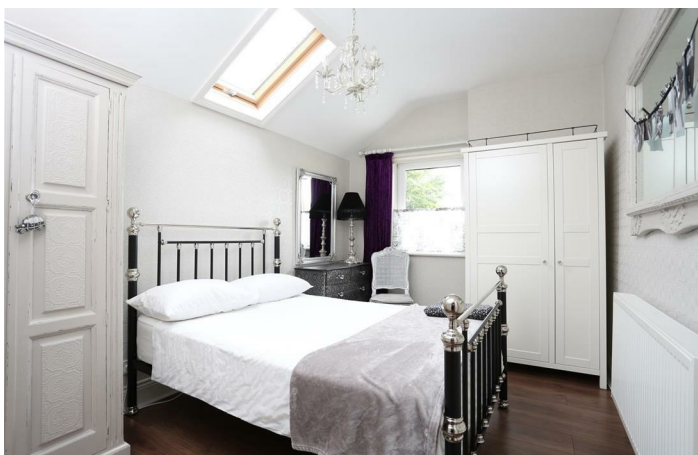
Double and single radiators. 2 UPVC double-glazed windows to the front.

Bathroom

A spacious bathroom which is attractively fitted with a white heritage style suite to include close-coupled WC, pedestal washbasin, panelled bath and separate tiled shower. Dado panelling, chrome towel radiator and UPVC double-glazed window to the rear.

Outside

The property has rear vehicular access via a remote-operated roller shutter door that opens into a car-port area. This leads through to a further small courtyard area adjacent to the rear of the building. There is also a covered patio area.

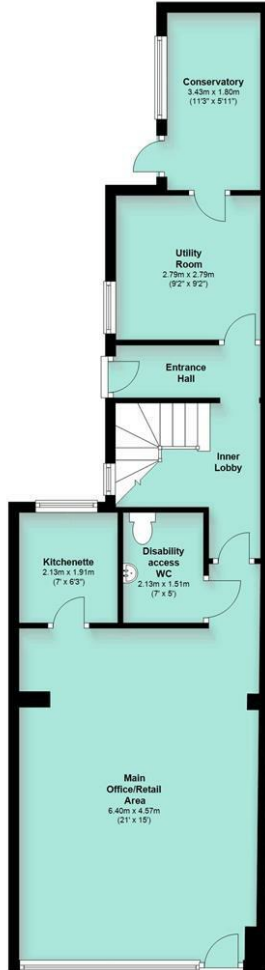




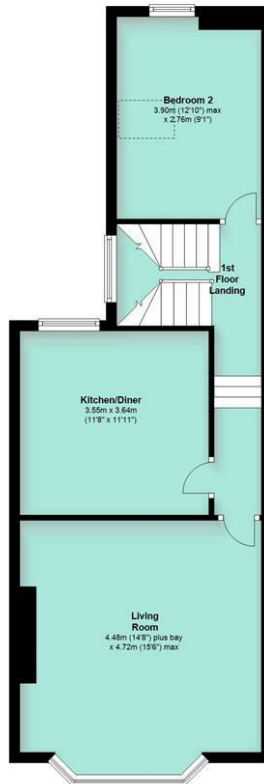
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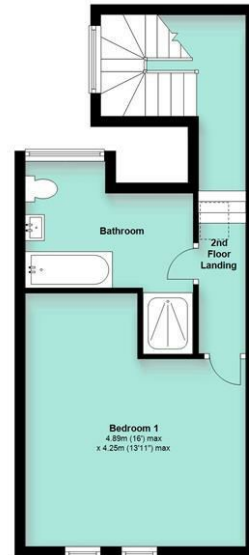
Ground Floor



First Floor



Second Floor



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