



8 Abbots Way, Rushden Northamptonshire NN10 9PL
£250,000 Freehold

We are pleased to offer for sale this extended semi detached house, situated in a cul-de-sac location, and within very close walking distance to local shops & Whitefriars School. Featuring three good size double bedrooms, a shower room to the first floor as well as a ground floor bathroom, and a good size open plan kitchen/dining room. Externally there is a garage and driveway parking, as well as a large fully enclosed rear garden.

- No Onward Chain
- Walking distance to Whitefriars School
- Good size lounge
- Energy Efficiency Rating - C71
- Extended semi detached house in a cul-de-sac location
- Three good size bedrooms
- Open Plan Kitchen/Dining area
- Close walking distance to local shops
- First floor shower room & ground floor bathroom
- Garage and driveway parking



Location

Off Blackfriars. 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

B

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 8205-5523-1829-8527-9853

Accommodation

Porch

Hall

Lounge 10'3" x 14'4" (3.12m x 4.37m)

Dining Room 10'2" x 8'6" (3.09m x 2.58m)

Plus under stairs cupboards.

Kitchen 11'3" x 13'11" (3.43m x 4.24m)

Ideal logic+ gas fired boiler.

Range of base and all units.

Space and plumbing for washing machine.

Space for freestanding cooker.

Built in extractor hood.

Space for two under counter white goods, such as fridge and freezer.

Tiled flooring.

Doors to rear garden.

Bathroom / WC

Modern white suite comprising a panelled white bath with hand shower set over, low flush wc and vanity wash hand basin.

Landing

Bedroom 1 10'4" x 14'4" (3.14m x 4.37m)

Bedroom 2 11'5" x 13'11" (3.49m x 4.24m)

Bedroom 3 13'3" x 7'3" (4.05m x 2.21m)

Minimum measurement, plus door recess.

Shower Room / WC

White suite comprising shower cubicle, low flush wc, vanity wash hand basin and heated towel rail.

Outside

Front and Side

Corner plot. To the Front and side of the property is a concrete and block paved hardstanding for off road parking, with access to the front door, and gated access to the rear garden.

Garage

Up and over door to front. 2 side doors. Rear window. Power and light connected.

Rear Garden

Two sheds.

Good size corner plot with a central lawned area with established borders.

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).

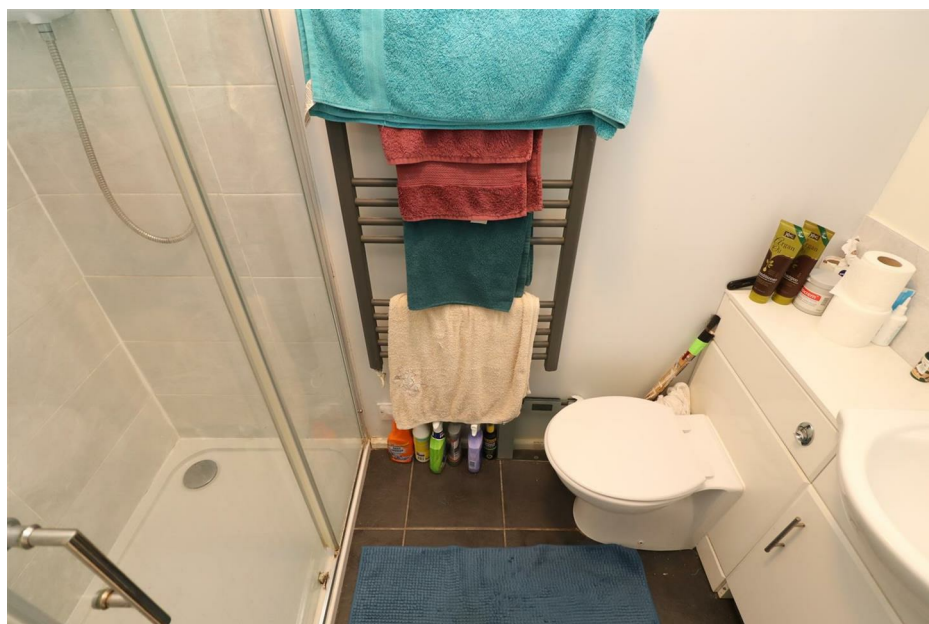
Floorplans

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.

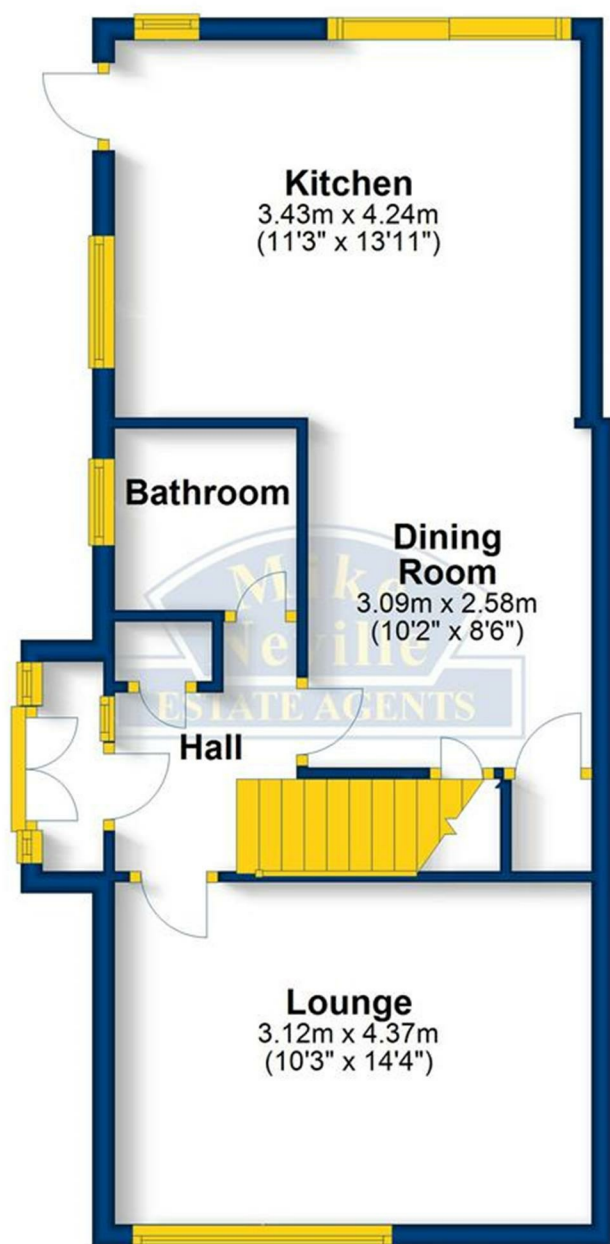






Ground Floor

Approx. 47.8 sq. metres (514.4 sq. feet)



First Floor

Approx. 47.1 sq. metres (506.7 sq. feet)



Total area: approx. 94.9 sq. metres (1021.1 sq. feet)



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