

**Mike
Neville**
ESTATE AGENTS



18 Millers Close, Rushden,
Northamptonshire, NN10 9RP

£205,000 Freehold

**18 Millers Close, Rushden,
Northamptonshire, NN10 9RP
£205,000 Freehold**



Neville House, 67 Wellingborough Road, Rushden NN10 9YG
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

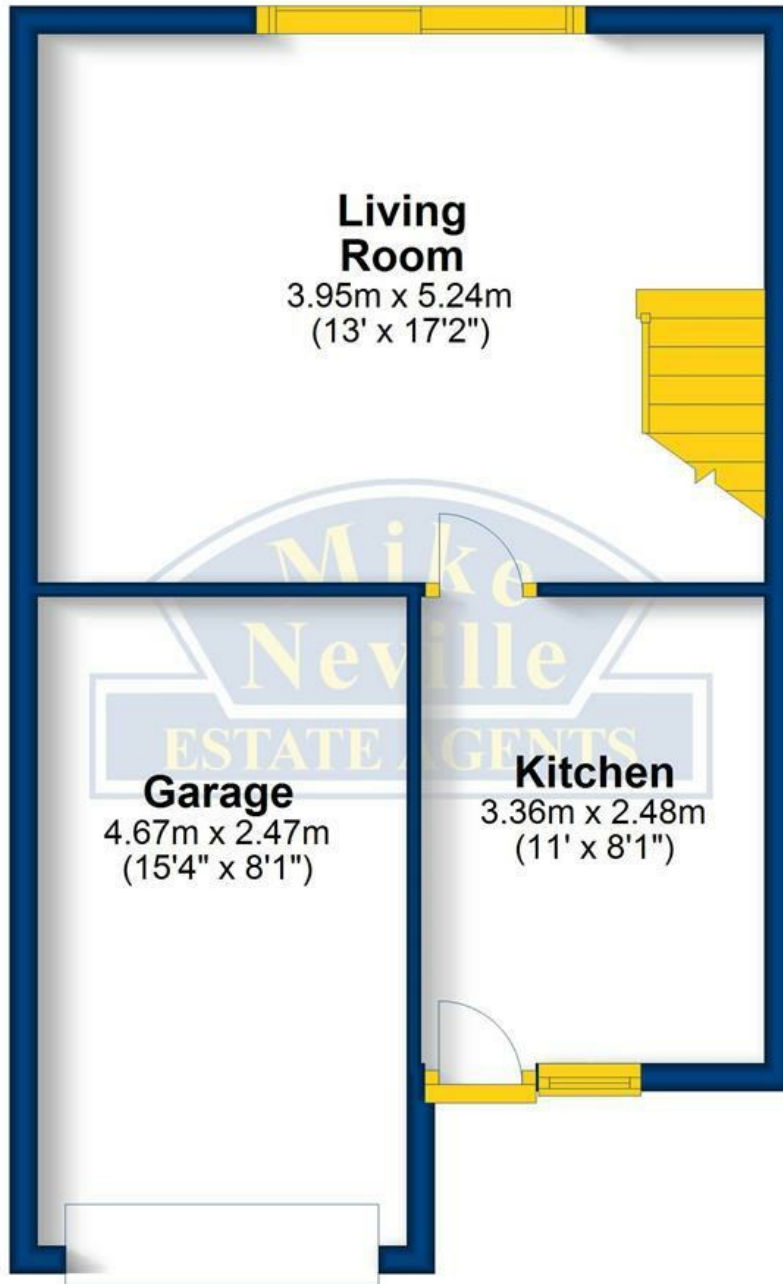
Welcome to this modern end of terrace house, located in the desirable and rarely available residential location of Millers Close, Rushden. This property boasts one main large reception room, a good size kitchen, three good size bedrooms, bathroom, driveway parking, garage and rear garden. There is scope for a garage conversion, to provide extra ground floor living space, if so required. Spanning 731 sqft, there is room to personalise and modernise to make this property your own. Contact us today to arrange a viewing. No onward chain.

- **Cul-De-Sac Location**
- **Established Residential Area**
- **All Local Amenities Within Walking Distance**
- **Good Size Living Room**
- **Garage & Off Road Parking**
- **No Onward Chain**
- **Ideal First Time Purchase**
- **Three Bedrooms**
- **Rear Garden**
- **Energy Efficiency Rating - C69**



Ground Floor

Main area: approx. 29.3 sq. metres (315.0 sq. feet)
Plus garage, approx. 11.5 sq. metres (124.1 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.2 sq. feet)



Main area: Approx. 67.9 sq. metres (731.2 sq. feet)

Plus garage, approx. 11.5 sq. metres (124.1 sq. feet)

Location

Millers Close can be found off Alpine Road, which in turn can be found off Irchester 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

B

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 9712-4174-3002-0005-3906

Accommodation**Ground Floor****Kitchen**

11'0" x 8'2" (3.36m x 2.48m)

Wall mounted gas fired boiler. Fitted electric oven. Gas hob. Extractor. Space and plumbing for appliances.

Living Room

13'0" x 17'2" (3.95m x 5.24m)

Maximum, including stairs rising to first floor. Fireplace.

First Floor**Landing**

Loft access.

Bedroom 1

11'3" x 10'4" (3.42m x 3.16m)

Bedroom 2

12'9" x 8'11" (3.89m x 2.73m)

Bedroom 3

9'5" x 7'10" (2.86m x 2.39m)

Maximum measurement, including cupboard.

Bathroom / WC**Outside****Front**

Driveway parking for two vehicles. Side gated access to rear garden.

Garage

15'4" x 8'1" (4.67m x 2.47m)

Maximum measurement. Up and over door to front. Power and light connected.

Rear Garden

Enclosed. Garden shed. Patio. Main lawn area.

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.







Neville House, 67 Wellingborough Road, Rushden NN10 9YG
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk



Property Agency Offices: Bedford • Hitchin
Rushden • Woburn
Auction Rooms: Banbury • Woburn

Cooper Beard Estate Agency (Rushden) Ltd
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY