

**Mike  
Neville**  
**ESTATE AGENTS**



**53 Irchester Road, Rushden, Northamptonshire,  
NN10 9XG**



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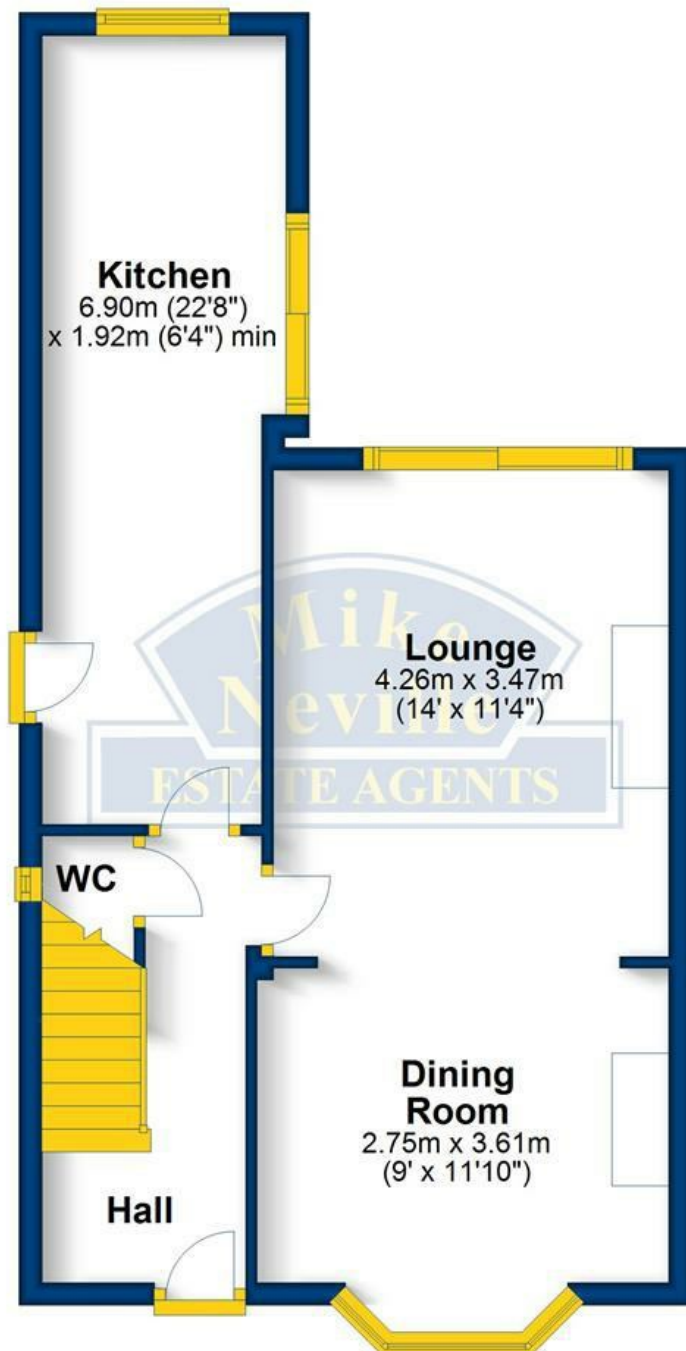
**£249,950 Freehold**

Offer with no upward chain is this well cared for semi detached property, that benefits from a large lounge/dining room, ground floor cloakroom, off road parking and large rear garden. Conveniently located with easy access to the A45 and towards Irchester. Walking distance to Melloway Park, local shops and schools. This property would be an ideal first time purchase, family home or buy to let investment.

- **No upward chain**
- **Immediate walking distance to Melloway Park**
- **Three good size bedrooms**
- **Ground floor cloakroom**
- **Large rear garden**
- **Ideal first time purchase or family home**
- **All local amenities nearby**
- **Large lounge/dining room**
- **Driveway parking for one to two vehicles**
- **Energy Efficiency Rating - D61**

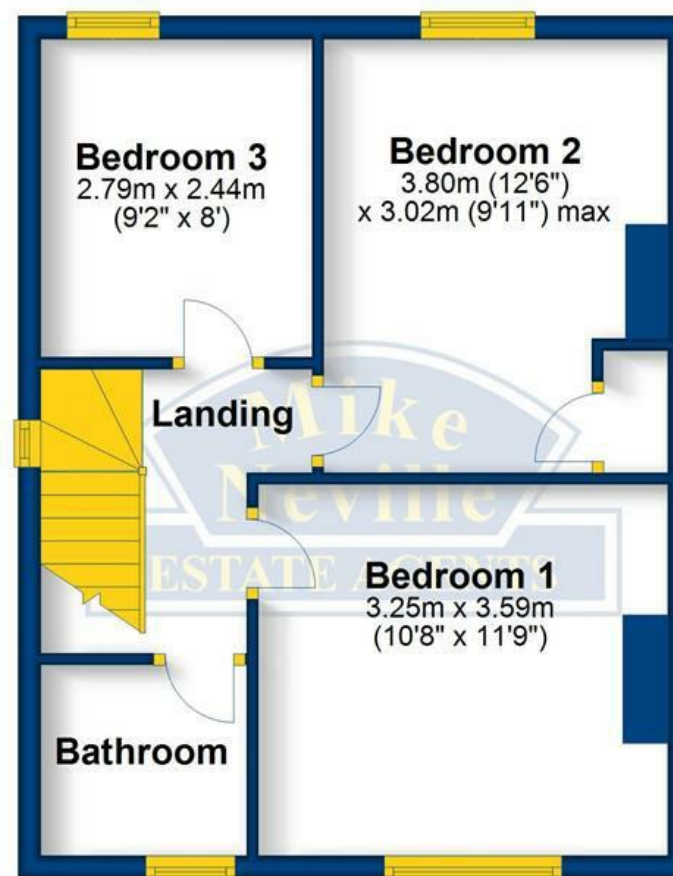
## Ground Floor

Approx. 47.3 sq. metres (509.0 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



Total area: approx. 86.7 sq. metres (933.2 sq. feet)

## Location

Irchester Road is situated off Wellingborough Road/Washbrook Road and the property can be found opposite the turning into Knuston Drive, as identified via our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

Energy Efficiency Rating - D61

Certificate number - 3320-9133-0088-1003-1483

## Accommodation

### Hall

### Ground Floor Cloakroom / WC

Vanity wash hand basin and low flush wc.

### Dining Room 9'0" x 11'10" (2.75m x 3.61m)

### Lounge 14'0" x 11'5" (4.26m x 3.47m)

Feature log burner.

Sliding doors opening to the rear garden.

### Kitchen 22'8" x 6'4" (6.90m x 1.92m)

Minimum measurement, plus recess.

Range of base, wall and drawer units.

Wall mounted gas fired Ideal Logic boiler.

Space for tall fridge/freezer.

Space and plumbing for washing machine and tumble dryer.

Built in oven, gas hob & extractor fan.

## Landing

Loft access.

### Bedroom 1 10'8" x 11'9" (3.25m x 3.59m)

### Bedroom 2 12'6" x 9'11" (3.80m x 3.02m)

Maximum measurement.

Airing cupboard housing hot water cylinder.

### Bedroom 3 9'2" x 8'0" (2.79m x 2.44m)

## Bathroom / WC

White suite comprising enamel bath, pedestal wash hand basin, low flush wc, full tiled surrounds.

## Outside

### Front

Paved frontage

### Driveway Parking

Gravel and slabbed hard standing for 1 to 2 vehicles.

### Rear Garden

There is a large rear garden, offering a variety of seating areas, hardstanding and grass areas, with established tree and hedgerow 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](http://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.

































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