



**22 Maye Dicks Road, Rushden
Northamptonshire NN10 0YT
£195,000 Freehold**

We are delighted to offer for sale this stunning, freehold, one bedroom detached coach house. Situated within a small cul-de-sac location, with the benefit of a garage and off road parking to the fore for one vehicle. The property is within walking distance of the Town Centre and local amenities, and comprises one double bedroom with fitted wardrobes, kitchen, good size lounge/dining room with wood burner, bathroom/WC, landing and entrance hall. Externally, in addition to the garage and parking, there is a private, enclosed rear garden and store. Offered with no onward chain, this property represents an ideal first time purchase, bolt-hole or buy to let investment. Immediate viewing advised.

- No Onward Chain
- Detached Coach House
- Outside Store Cupboard
- Energy Efficiency Rating - C76
- Ideal First Time Purchase or Bolt-Hole
- Sought After Location
- Garage And Off Road Parking
- Ideal Buy To Let Purchase
- Large Lounge / Dining Room
- Secluded garden area accessed via side gate.



Location

Maye Dicks Road can be found off Bedford Road. The property is at the end of a small cul-de-sac. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - C76

Certificate number - 2091-3019-4050-2105-0095

Accommodation

Ground Floor

Hall

First Floor

Landing

Lounge / Dining Room 10'10" x 18'5" (3.29m x 5.62m)

Maximum measurement. Wood burner.

Inner Hall

Loft access - the loft is insulated with light connected. Storage cupboard. Airing cupboard with wall mounted gas fired Ideal boiler.

Kitchen 6'8" x 8'5" (2.04m x 2.57m)

Electric oven. Gas hob. Extractor.
Space and plumbing for washing machine.
Space for fridge/freezer.

Bedroom 9'7" x 10'10" (2.91m x 3.29m)

Minimum measurement, plus built in wardrobes.

Bathroom / WC

Outside

Front

Area of front/side garden.
Storage shed to side. Gate to rear garden.

Parking Space

To the fore of the garage.

Garage 17'10" x 8'6" (5.43m x 2.59m)

Power and light connected. Up and over door to front. Door to/from hall. Small window to rear.

Rear Garden

Fully enclosed and private.

Outside Store

Power and light connected.

N.B

We understand the other two garages here, for the neighbouring properties, are leasehold from this property, on long leases from new, with a peppercorn ground rent.

This information will naturally need be clarified / confirmed by the sellers solicitors.

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).

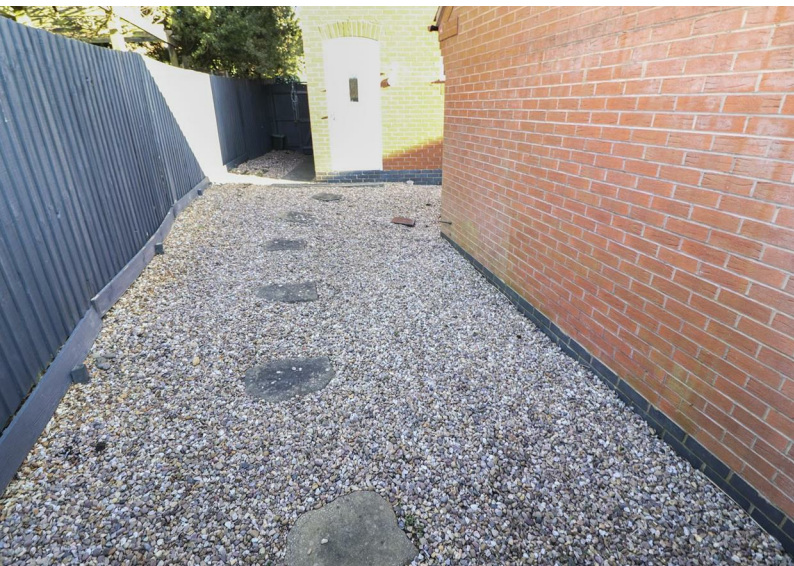
Floorplans

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

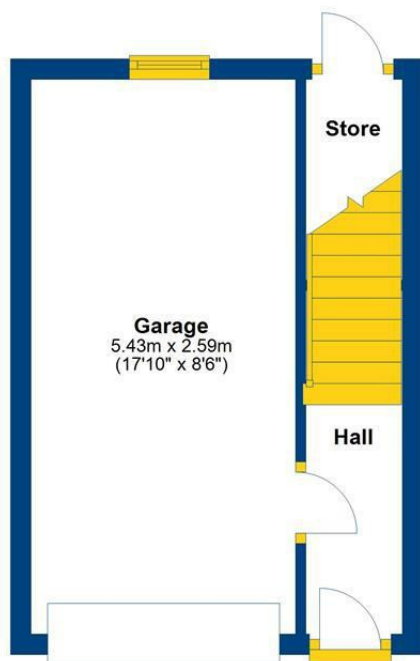
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





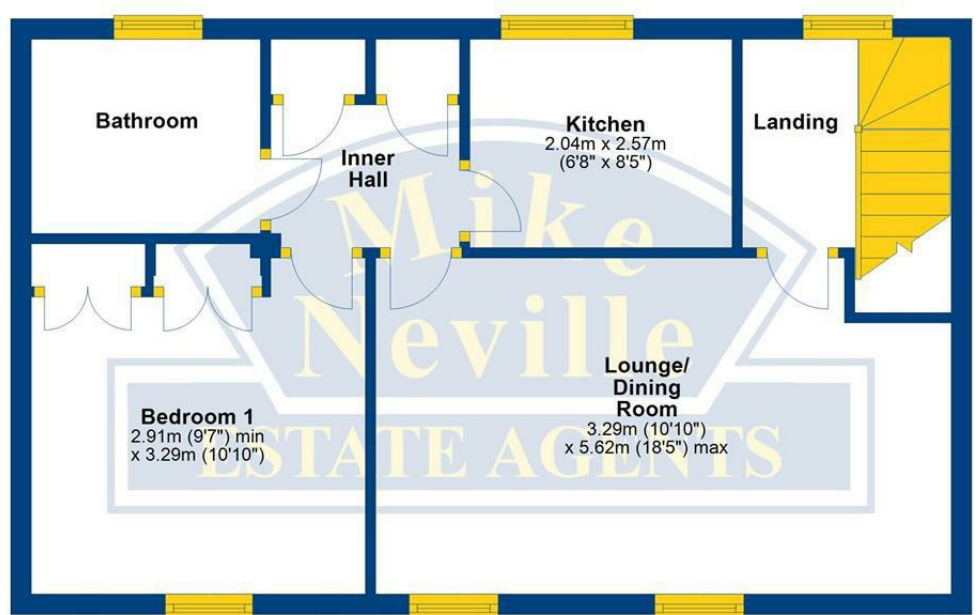
Ground Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.0 sq. feet)



Total area: approx. 68.7 sq. metres (739.8 sq. feet)