

10 Catlin Way, Rushden, Northants, NN10 9FN



£265,000 Freehold

Welcome to Catlin Way, Rushden - a charming location for this modern corner semi-detached house, constructed by Kier Homes. This property boasts two reception rooms / areas, three bedrooms, and two bathrooms, providing ample space for comfortable living. With some 921 sqft of living space on offer, this home offers a perfect blend of modern amenities and cosy charm. The large garage is a fantastic addition, providing convenient parking and storage options. Situated in a sought-after area, this property is conveniently located, close to a doctors' surgery, making healthcare easily accessible. Families will appreciate the proximity to well-regarded primary schools, ensuring quality education for those up to senior school age. The pleasant rear garden is a delightful space for outdoor relaxation and entertaining, adding a touch of tranquillity to this lovely home. With no onward chain, this property is ready and waiting for its new owners to move in and make it their own.



Location

Situated off Wymington Road and The Drive. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - B83

Certificate number - 0733-3897-7980-9306-1605

Council Tax Band

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Estate Charge

We have been advised by the current Owners that there is an Estate Charge. This is to help fund the provision of services and to carry out repairs and maintenance on the estate where the property is situated.

We have been advised that the amount payable is £254.50 per annum.

The estate charge is not for repairs or maintenance to your individual property but is for services that benefit the estate as a whole, such as street or car park lighting and the maintenance of communal areas, for example, playgrounds.

Accommodation

Ground Floor

Reception Hall

Ground Floor Cloakroom / WC

Living Room

16'10" x 8'8" (5.14m x 2.65m)

Minimum measurement, plus large entrance recess.

Kitchen / Breakfast Room

16'11" x 8'0" (5.15m x 2.44m)

Plus recess. Fitted appliances to include: washing machine. Dishwasher. Fridge. Freezer. Double electric oven. Gas hob. Extractor. Wall mounted gas fired boiler.

First Floor

Landing

Linen cupboard.

Bedroom 1

10'6" x 14'0" (3.20m x 4.27m)

Plus built in wardrobes.

En-suite Shower Room / WC

Bedroom 2

9'9" x 8'11" (2.98m x 2.71m)

Loft access.

Bedroom 3

6'8" x 9'9" (2.02m x 2.97m)

Bathroom / WC

Outside

Front

Corner plot.

Off Road Parking Space

To the fore of the garage.

Garage

19'9" x 11'1" (6.02m x 3.37m)

Maximum measurement. Power and light connected.

Roof storage. Up and over door to front. Side door to/from rear garden.

Rear Garden

Fully enclosed. Well established. Garden shed.

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.

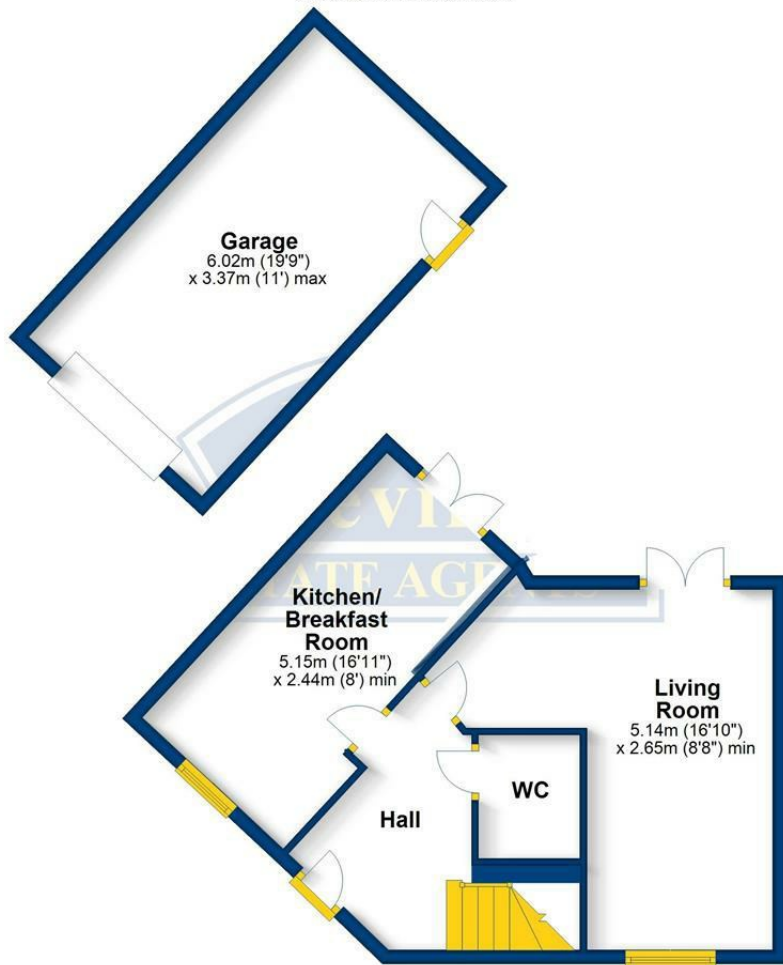
Disclaimer

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.



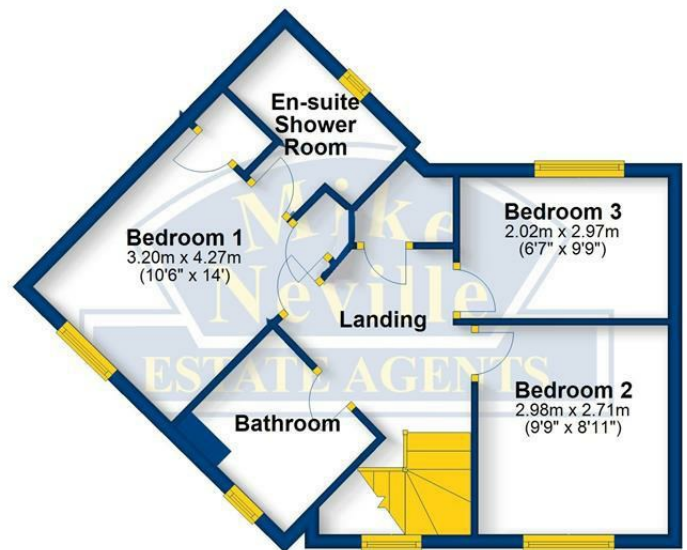
Ground Floor

Main area: approx. 42.7 sq. metres (459.5 sq. feet)
Plus garage, approx. 20.2 sq. metres (218.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Main area: Approx. 85.5 sq. metres (920.5 sq. feet)
Plus garage, approx. 20.2 sq. metres (218.0 sq. feet)





