

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



2 Byron Crescent, Rushden,  
Northamptonshire, NN10 6BL

£260,000 Freehold



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

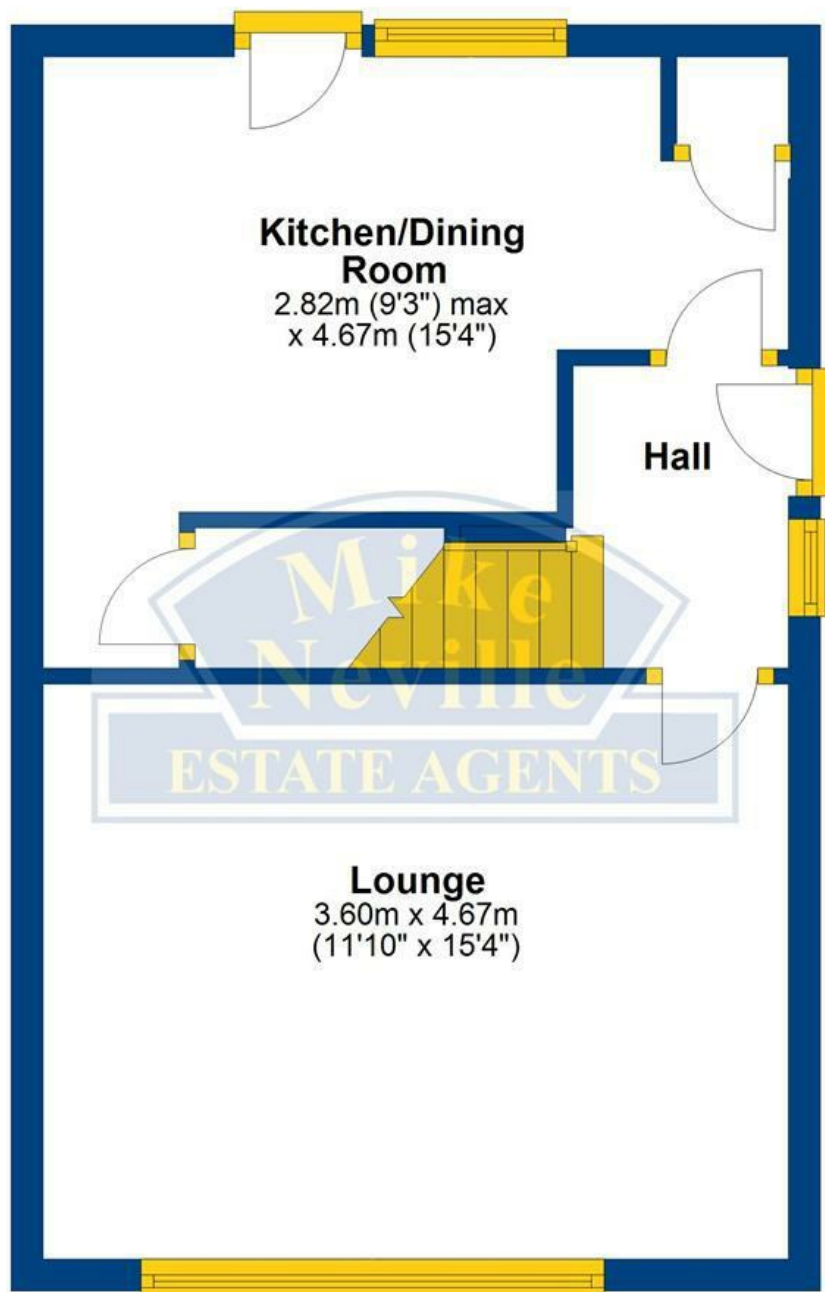
\*360° walkthrough available\* Offered to the market for sale with no onward chain is this delightful semi-detached home, situated in an established residential location, just off Masefield Drive and Keats Way. The property boasts three good size bedrooms, 2024 re-fitted family bathroom, large lounge, 2022 re-fitted kitchen/dining room, rear garden, detached single garage and driveway parking. An ideal first time purchase, family home or indeed buy to let investment opportunity. Contact our office today for further information and to arrange an immediate viewing.

- No Onward Chain
- Established Residential Area
- Short Drive To Wellingborough Station
- All Local Amenities Within Walking Distance
- Three Good Size Bedrooms
- Large Lounge
- Re-fitted Kitchen and Bathroom Suites
- Rear Garden, Detached Garage & Off Road Parking
- Viewing Advised
- Energy Efficiency Rating - D67



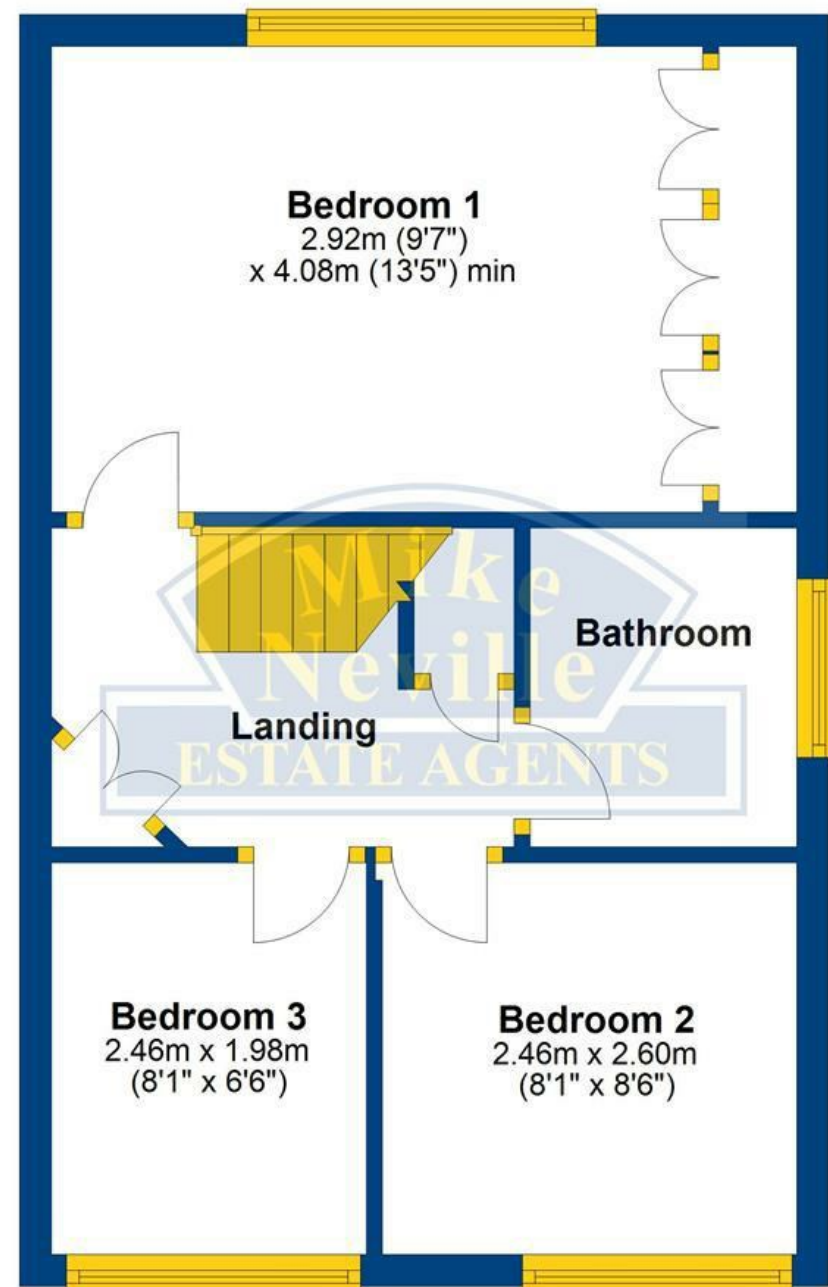
## Ground Floor

Approx. 35.2 sq. metres (379.1 sq. feet)



## First Floor

Approx. 35.4 sq. metres (380.9 sq. feet)



Total area: approx. 70.6 sq. metres (760.0 sq. feet)



**Location**  
Byron Crescent is situated off Keats Way and Masfield Drive. 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 - D67

**Certificate number** - 2120-2606-9050-5101-6325

**Accommodation**

**Ground Floor**

**Hall**

**Lounge**  
11'10" x 15'4" (3.60m x 4.67m)  
Fitted media wall (TV and electrical items not included).

**Kitchen / Dining Room**  
9'3" x 15'4" (2.82m x 4.67m)  
Maximum measurement, plus recess, plus cupboard/pantry.  
Re-fitted in 2022. Plumbing for washing machine. Electric oven. Induction hob.  
Extractor. Fridge. Freezer.

**First Floor**

**Landing**  
Linen cupboard. Access to a boarded and insulated loft space, via a loft ladder.  
Power and light connected. Modern, wall mounted gas fired boiler within the loft space, installed in 2022.

**Bedroom 1**  
9'7" x 13'5" (2.92m x 4.08m)  
Minimum measurement, plus built in wardrobes to one wall.

**Bedroom 2**  
8'1" x 8'6" (2.46m x 2.60m)  
Maximum measurement.

**Bedroom 3**  
8'1" x 6'6" (2.46m x 1.98m)

**Bathroom / WC**  
Re-fitted in 2024.

**Outside**

**Front**  
Front garden and driveway providing off road parking, leading to a detached garage.

**Detached Garage**  
Up and over door. Power connected.

**Rear Garden**  
Fully enclosed and well established.

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