

**Mike
Neville**
ESTATE AGENTS



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01933 316316
FOR SALE
B

27 West Crescent, Rushden,
Northamptonshire, NN10 9RA
£149,950 Freehold



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

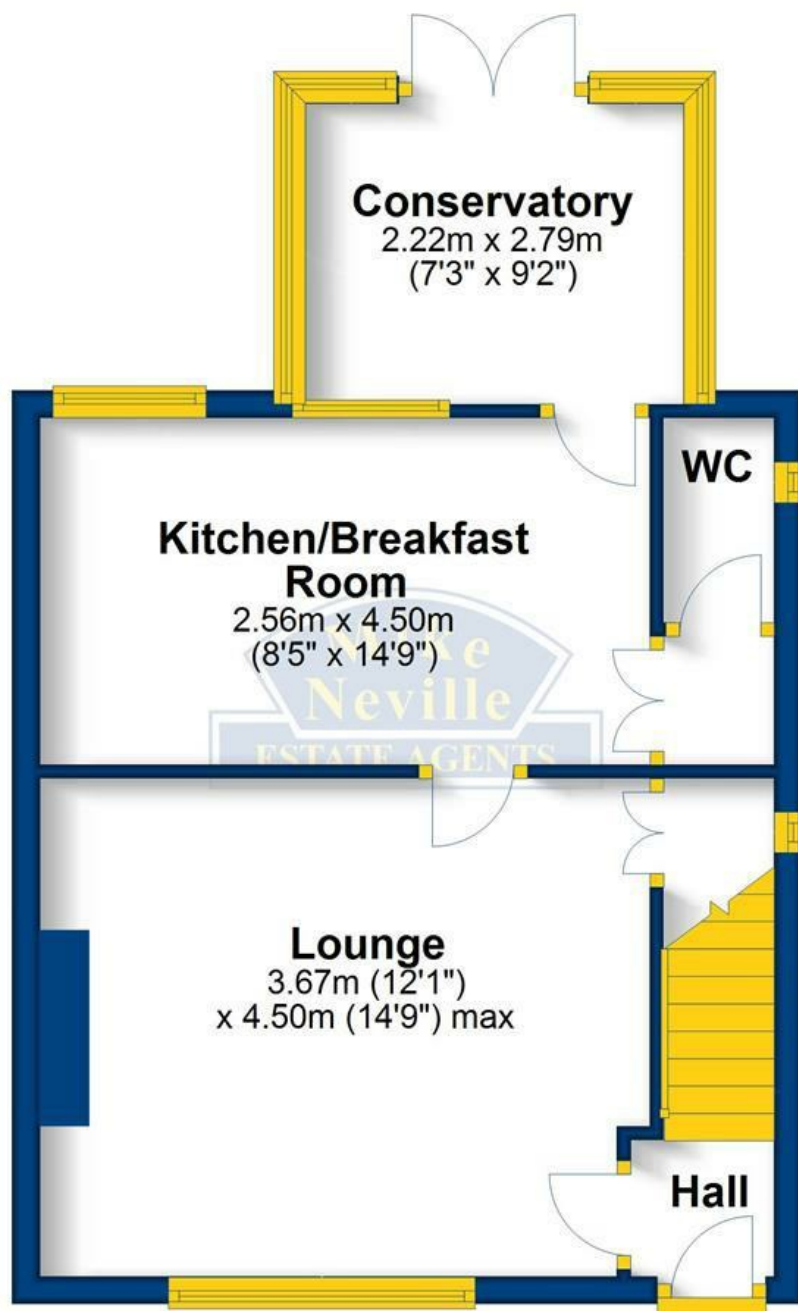
Offered for sale with no onward chain is this two bedroom ex-local authority mature semi, with a deceptively large rear garden and scope for off road parking (STPP), situated towards the Westerly border of Rushden. With modernisation required throughout, this property would make an ideal first time purchase or investment (buy to let or speculative).

- Established Residential Area
 - No Onward Chain
- All Local Amenities Close By
 - Two Double Bedrooms
 - Family Bathroom / WC
- Ground Floor Cloakroom / WC
 - Conservatory
 - Long Rear Garden
- Scope For Off Road Parking (STPP - Dropped Kerb Required)
 - Energy Efficiency Rating - D59



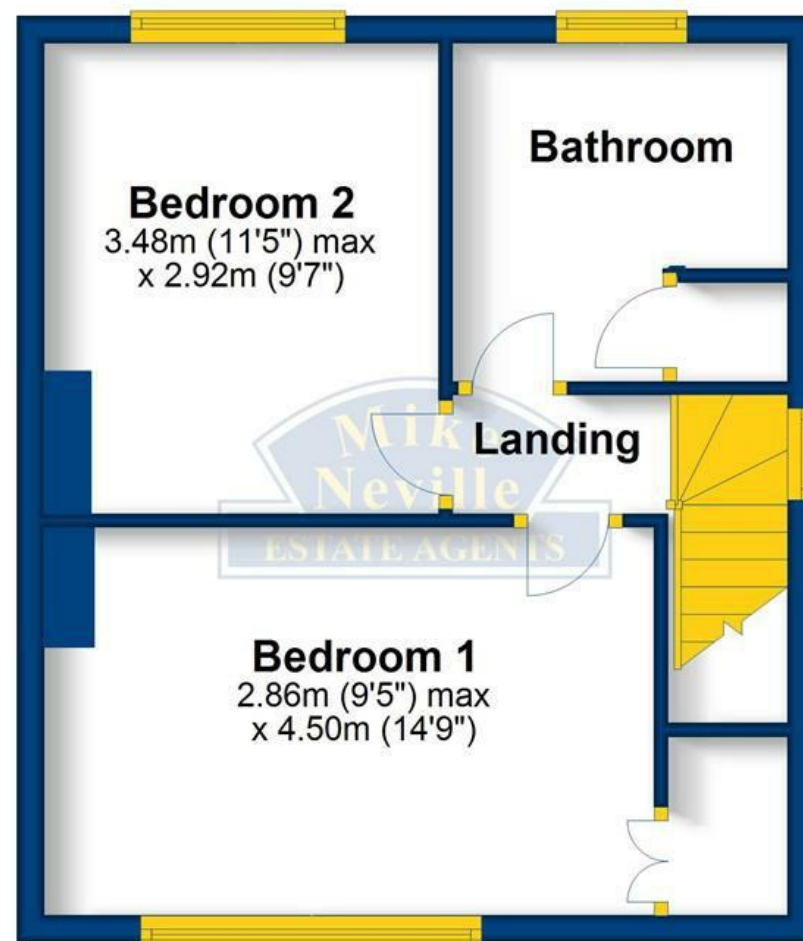
Ground Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 76.0 sq. metres (818.6 sq. feet)

Location

West Crescent can be found off Irchester Road and links through to Westfield Avenue. If turning into West Crescent from Irchester Road the property can be found on the right hand side as identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D59

Environmental Impact Rating - E54

Additional Information

Gas radiator central heating.

PVC double glazing.

Accommodation

Ground Floor

Hall

Lounge

12'0" x 14'9" (3.67m x 4.50m)

Maximum measurement, plus under stairs cupboard.

Kitchen / Breakfast Room

8'5" x 14'9" (2.56m x 4.50m)

Inner Hall

Wall mounted gas fired boiler.

Ground Floor Cloakroom / WC

Conservatory

7'3" x 9'2" (2.22m x 2.79m)

First Floor

Landing

Loft Access.

Bedroom 1

9'5" x 14'9" (2.86m x 4.50m)

Maximum measurement, plus cupboard.

Bedroom 2

11'5" x 9'7" (3.48m x 2.92m)

Maximum measurement.

Bathroom / WC

Airing cupboard housing hot water cylinder.

Outside

Front

Scope for off road parking (STPP). Dropped kerb required.

Gated access to side, through to rear garden.

Rear Garden

A deceptively long rear garden with various sheds, greenhouses etc.

The garden is worthy of viewing to appreciate the the overall depth.

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

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.

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).

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.

Rear Hall







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