



14 Regency Court, Rushden, NN10 6EY
£220,000 Freehold

****Preliminary Details** We are pleased to offer for sale with no upward chain, this desirable semi detached house within walking distance of the Town Centre & local amenities. The property benefits from two bedroom with two en-suites, a ground floor cloakroom, and its own driveway for 3 vehicles. In addition, there is a modern kitchen, large living room and private rear garden. Ideal first time purchase or buy to let investment.**



Location

Regency Court is situated off of Shirley Road, which in turn is found off of High Street, Rushden. Viewings should be made via ourselves on 01933 316316.

Energy Rating

Energy Efficiency Rating - D68

Certificate number - 8502-1694-7329-2877-8763

Council Tax Band

B

Accommodation

Ground Floor

Hall

WC

Low flush wc and wash hand basin

Kitchen 10'0" x 6'3" (3.05m x 1.90m)

Wall mounted gas fired combination boiler.

Built in oven, hob and extractor.

Built in fridge/freezer.

Living Room 17'3" x 12'8" (5.26m x 3.85m)

Minimum measurement, plus recess.

First Floor

Landing

Bedroom 1 9'11" x 10'9" (3.02m x 3.27m)

Maximum measurement, plus built in wardrobes, plus door recess.

En-suite Shower Room/wc

Modern suite comprising shower cubicle, low flush wc and wash hand basin, with fully tiled surrounds.

Bedroom 2 8'5" x 12'8" (2.57m x 3.87m)

En-suite Bathroom/wc

Modern suite comprising panelled bath, low flush wc and wash hand basin, with fully tiled surrounds.

Outside

Front

Small frontage being laid to lawn, with small path to the front door.

Driveway Parking

For three vehicles, with the driveway running alongside the property.

Rear Garden

Two tiered rear garden with a patio across the rear of the property, with steps leading down to an established area of lawn.

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

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.

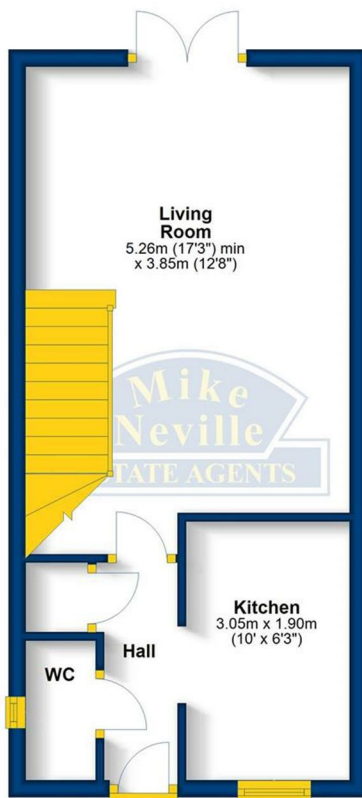
Floorplans

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.

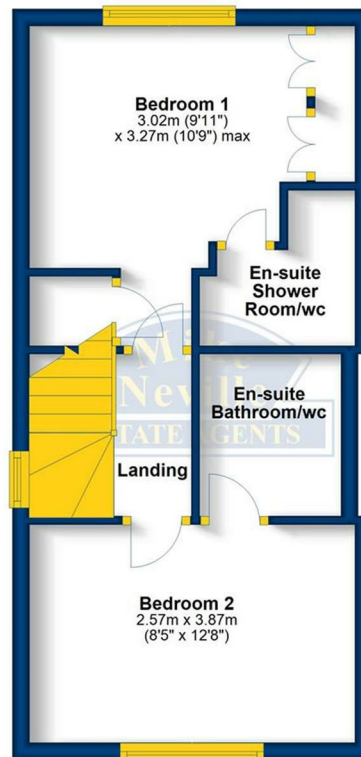
Money Laundering Regulations 2017

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).

Ground Floor
Approx. 32.2 sq. metres (346.7 sq. feet)



First Floor
Approx. 32.5 sq. metres (350.0 sq. feet)



Total area: approx. 64.7 sq. metres (696.7 sq. feet)



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