

**Mike
Neville**
ESTATE AGENTS



2 Purvis Road, Rushden, Northamptonshire, NN10 9QB

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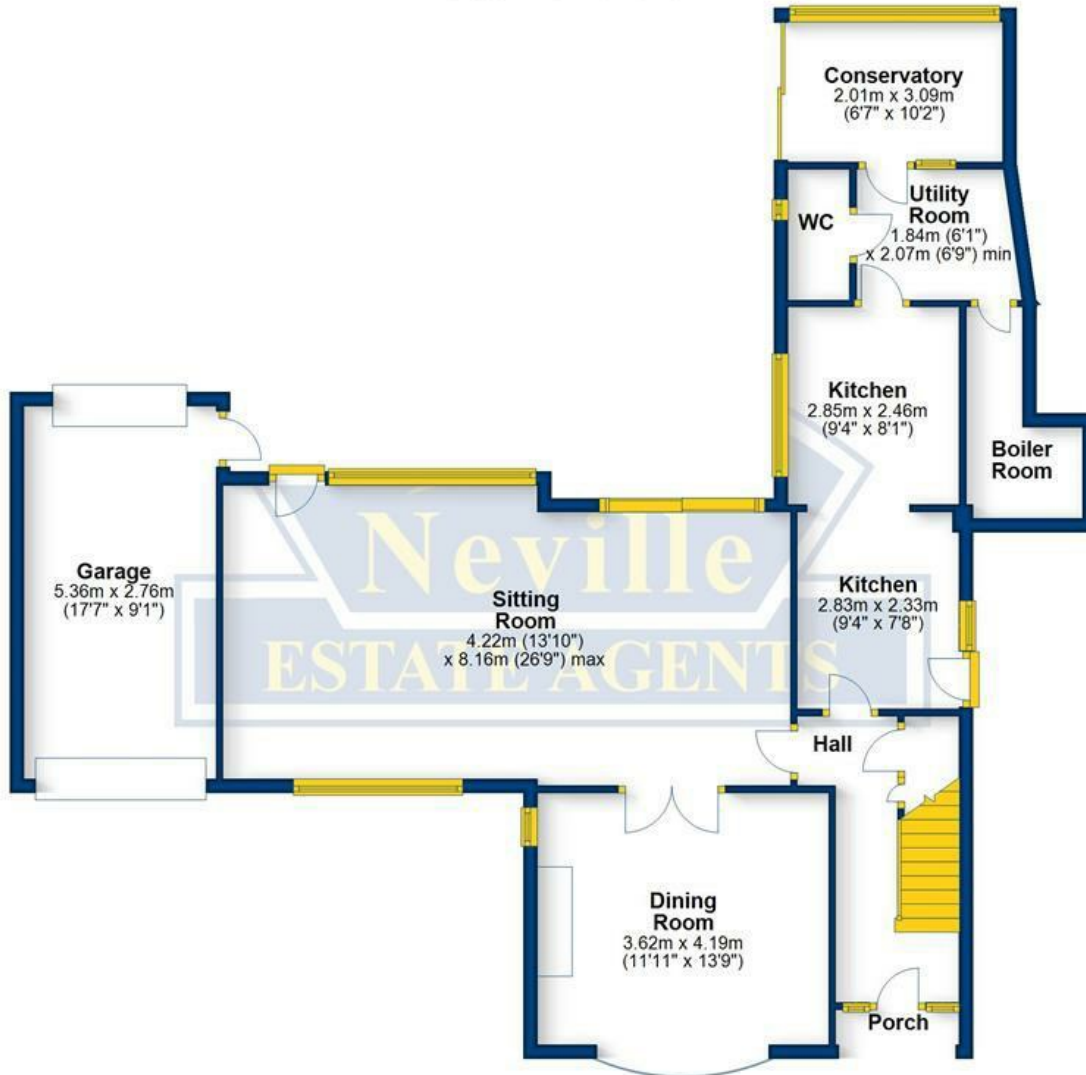
£465,000 Freehold

We, the sole selling agents, have pleasure in offering for sale this hugely extended, mature, detached family home, boasting over 1,780sqft (165.5sqm) of floor space with external benefits to include a stunning rear garden, outdoor swimming pool, garage, side porch/store and good off road parking facilities. Internally, you will find four double bedrooms, bathroom, shower room and three large reception areas. Viewing is considered essential.

- **Over 1,780 sqft (165.5sqm) of Accommodation**
 - **Four Double Bedrooms**
- **Ground Floor Cloakroom / WC**
 - **Outdoor Swimming Pool**
- **Garage With Electric Roller Doors to Front & Rear & Off Road Parking**
- **Convenient, Sought After Location**
- **Good Reception Room Space over Three Areas**
 - **Utility Room**
 - **Large Rear Garden**
- **Energy Efficiency Rating - E41**

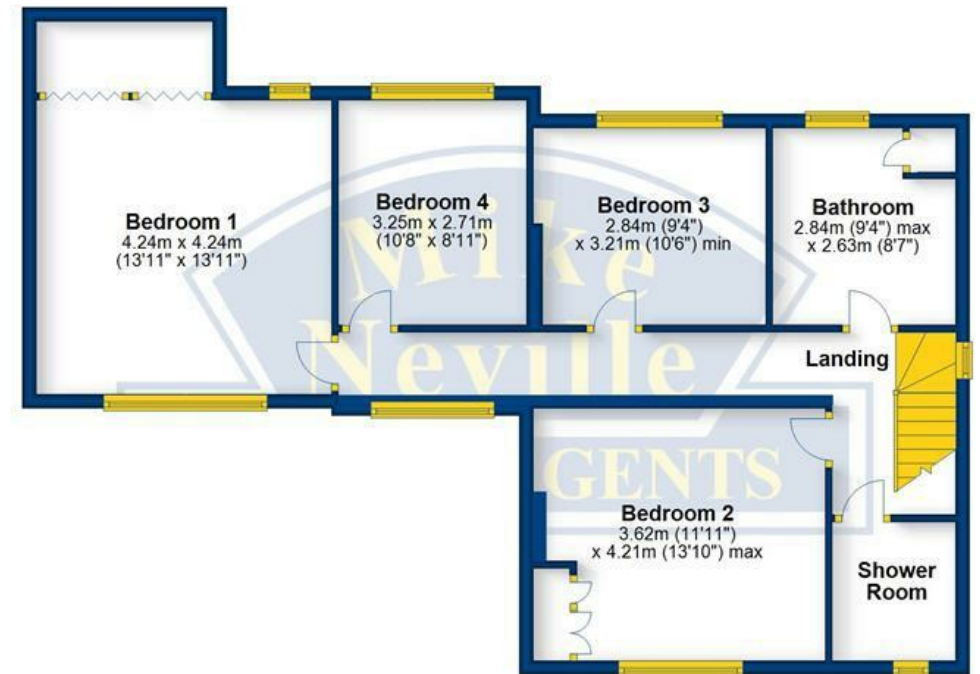
Ground Floor

Main area: approx. 85.9 sq. metres (925.1 sq. feet)
Plus garage, approx. 14.8 sq. metres (159.4 sq. feet)



First Floor

Approx. 79.6 sq. metres (856.4 sq. feet)



Main area: Approx. 165.5 sq. metres (1781.5 sq. feet)
Plus garage, approx. 14.8 sq. metres (159.4 sq. feet)

Location

Purvis Road is situated just off the Wellingborough Road and runs parallel to Park Avenue. The property can be found at the bottom end of Purvis Road, as identified via our for sale board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

E

Energy Rating

Energy Efficiency Rating - E41

Certificate number - 0947-1203-6604-3207-1300

Accommodation

Ground Floor

Porch

Hall

Under stairs cupboard.

Dining Room 11'11" x 13'9" (3.62m x 4.19m)

Plus bay window. Open fire.

Sitting Room 13'10" x 26'9" (4.22m x 8.16m)

Maximum measurement. Set out / split in to two areas.

Kitchen 9'3" x 7'7" plus 9'4" x 8'0" (2.83m x 2.33m plus 2.85m x 2.46m)

Fitted appliances by way of: Double electric oven. Electric hob. Extractor. Fridge. Dishwasher.

Utility Room 6'0" x 6'9" (1.84m x 2.07m)

Minimum measurement, plus angled wall area.

Ground Floor Cloakroom / WC

Boiler Room

Gas fired boiler. The boiler is a glow worm ultimate boiler. Age - around twenty years old.

Conservatory 6'7" x 10'2" (2.01m x 3.09m)

Maximum measurement. Pump, operating equipment for the pool etc situated within the conservatory.

Landing

Access to large, insulated loft space, via loft ladder. The loft space being part boarded.

Bedroom 1 13'11" x 13'11" (4.24m x 4.24m)

Plus built in wardrobes.

Bedroom 2 11'11" x 13'10" (3.62m x 4.21m)

Maximum measurement. Including fitted cupboards.

Bedroom 3 9'4" x 10'6" (2.84m x 3.21m)

Minimum measurement, plus shallow recess.

Bedroom 4 10'8" x 8'11" (3.25m x 2.71m)

Bathroom / WC 9'4" x 8'8" (2.84m x 2.63m)

Maximum measurement. Airing cupboard housing hot water cylinder.

Shower Room / WC

Outside

Front

CAR PORT - To opposite side of property to that of the garage.

OFF ROAD PARKING - To the fore of the property, the garage and the car port. Good off road parking facilities are provided.

Garage 17'7" x 9'1" (5.36m x 2.76m)

Maximum measurement. up and over door to front. Personal door to side. Power and light connected. Electric roller doors to front and rear.

Outdoor Swimming Pool

Pump, operating equipment for the pool etc situated within the conservatory.

The pool can be heated. The vendors have a working heat exchange pump. They also have a brand new solar cover for the summer that helps heat the pool water via the sun.

Rear Garden

A superb rear garden, as per the photographs enclosed. Of a good size in terms of depth and width.

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.















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