



3 Richmond Close, Rushden, Northamptonshire, NN10 0NT

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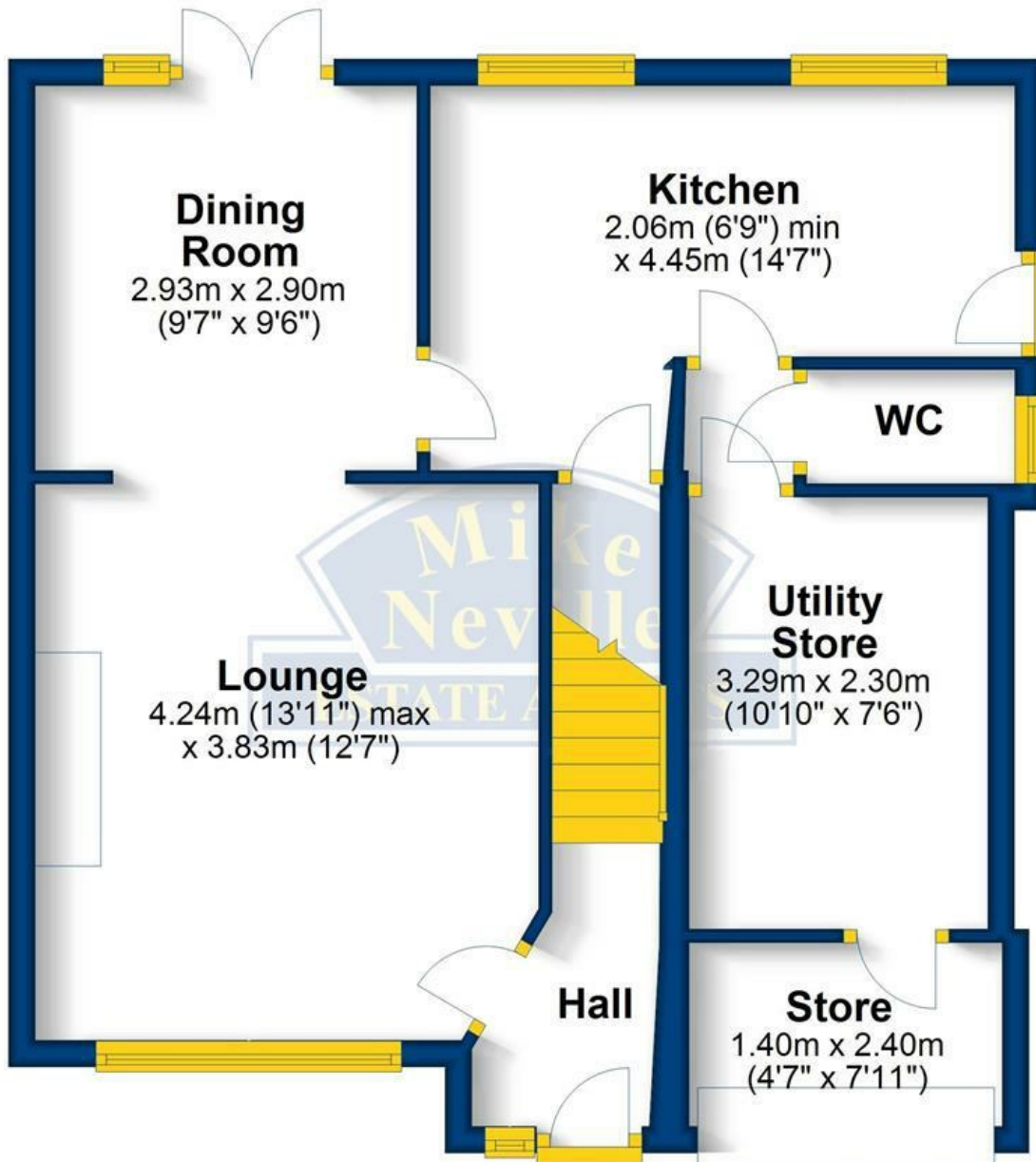
£310,000 Freehold

Welcome to this lovely detached house located in this desirable cul-de-sac location. Offered for sale with no onward chain, this property boasts two spacious reception rooms, three bedrooms, two bathrooms and a good size kitchen. Furthermore, a ground floor cloakroom, a converted garage to provide a utility store and store, large south facing rear garden and a corner plot, with good parking facilities. Don't miss the opportunity to make this house your home. Contact us today to arrange an early viewing.

- **No Onward Chain**
- **Detached House**
- **Three Bedrooms**
- **Separate Dining Room**
- **Converted Garage (to Utility Store and Store) & Off Road Parking**
- **Cul-De-Sac Location**
- **Sought After Location**
- **En-Suite To Master Bedroom**
- **Good Size, Fully Enclosed, South Facing, Rear Garden**
- **Energy Efficiency Rating - C70**

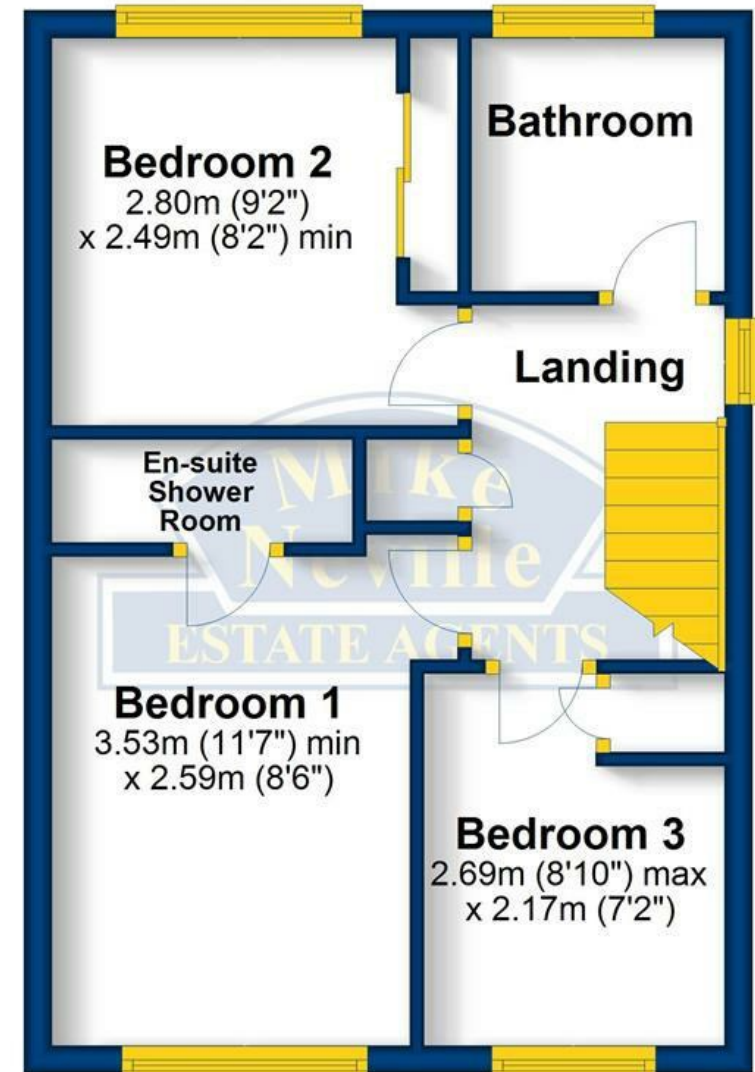
Ground Floor

Approx. 55.6 sq. metres (598.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.6 sq. feet)



Main area: Approx. 79.3 sq. metres (853.6 sq. feet)

Plus garage, approx. 11.3 sq. metres (122.1 sq. feet)

Location

Richmond Close can be found off Oakpits Way, which in turn can be found off Barrington Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - C70

Certificate number - 2130-3105-7040-2103-8301

Accommodation

Ground Floor

Hall

Lounge 13'11" x 12'7" (4.24m x 3.83m)

Maximum measurement. Fireplace. (Gas fire remote control does not work so unclear if fire is in working order).

Dining Room 9'7" x 9'6" (2.93m x 2.90m)

Kitchen 6'9" x 14'7" (2.06m x 4.45m)

Minimum measurement, plus large recess, plus under stairs cupboard/pantry. Space and plumbing for washing machine. Double electric oven. Gas hob. Extractor. Space for further appliances.

Inner Hall

Ground Floor Cloakroom / WC

Converted garage: Utility Store and Store

Utility Store 10'10" x 7'6" (3.29m x 2.29m)

Loft ladder access to loft space. Worcester Bosch gas fired boiler situated within loft space. Boiler Serviced in April 2024.
Door to store.

Store 4'7" x 7'10" (1.40m x 2.40m)

Up and over garage door to front. Door to utility store.

First Floor

Landing

Access to insulated loft space. Linen cupboard. (Macerator for en-suite, situated in linen cupboard. We are advised this will require servicing/replacing before being used and waste pipes checked as part of any refit).

Bedroom 1 11'7" x 8'6" (3.53m x 2.59m)

Minimum measurement, plus door recess. Fitted wardrobes, drawers etc.

En-suite Shower Room / WC

Bedroom 2 9'2" x 8'2" (2.80m x 2.49m)

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

Bedroom 3 8'10" x 7'1" (2.69m x 2.17m)

Maximum measurement, including cupboard.

Bathroom / WC

Outside

Front

Driveway parking for 2-3 vehicles. Side gate to rear garden.

Rear Garden

Fully enclosed. Of a good size and well maintained. South facing. 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.















**Mike
Neville**
ESTATE AGENTS

**3 Richmond Close
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NN10 0NT
£310,000 Freehold**

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