



**42 Church Hall Road, Rushden, Northamptonshire, NN10 9PA**



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**£355,000 Freehold**

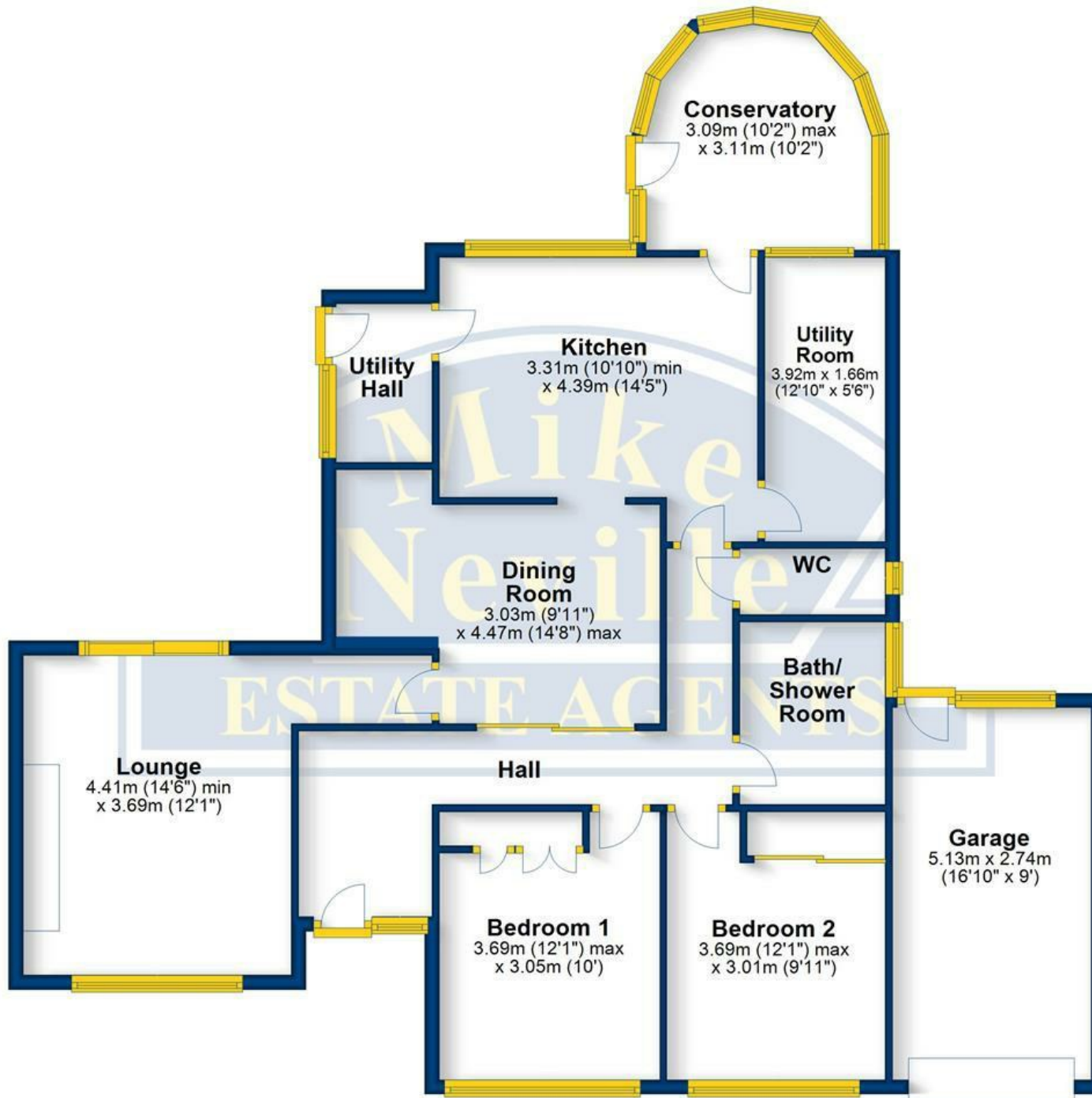
*Offered for sale with no onward chain, in a well established area of Rushden, is this deceptively spacious, individually built, extended detached bungalow, situated on a corner plot. This property offers great overall space and is presented in immaculate order throughout. Externally, you will find a good size rear garden, garage and off road parking for several vehicles. Early viewing is a must.*

- **No Onward Chain**
- **Two Double Bedrooms**
  - **Corner Plot**
  - **Conservatory**
- **Garage & Off Road Parking**

- **Rarely Available**
- **Local Amenities Close By**
  - **Separate Utility Room**
  - **Good Size Rear Garden**
- **Energy Efficiency Rating - E43**

## Ground Floor

Main area: approx. 109.1 sq. metres (1174.2 sq. feet)  
Plus garage, approx. 14.0 sq. metres (151.0 sq. feet)



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## Location

Church Hall Road can be found off Whitefriars. 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

D

## Energy Rating

Energy Efficiency Rating - E43

Certificate number - 9915-9124-2002-0022-3506

## NB: Gas

There is no gas currently used / connected at the property.  
There is gas in the road to connect to the property if needed.  
Electric storage heaters.

From our vendor clients: "there is a gas pipe that is connected - it is in the garage. It is capped but not sure if it is functional once a meter is installed."

Any prospective purchasers are advised to make their own investigations accordingly with British Gas.

## Accommodation

### Hall

Access to insulated loft space via loft ladder.

### Lounge 14'6" x 12'1" (4.41m x 3.69m)

Minimum measurement, plus door recess.

### Dining Room 9'11" x 14'8" (3.03m x 4.47m)

Maximum measurement, plus recess.

### Kitchen 10'10" x 14'5" (3.31m x 4.39m)

Minimum measurement, plus door recess.  
Space for appliances.

### Utility Hall 7'2" x 4'2" (2.18m x 1.26m)

Alarm control panel.

### Utility Room 12'10" x 5'5" (3.92m x 1.66m)

Space and plumbing for washing machine and tumble dryer.

### Conservatory 10'2" x 10'2" (3.09m x 3.11m)

Maximum measurement.

### Bedroom 1 12'1" x 10'0" (3.69m x 3.05m)

Maximum measurement, including built in wardrobes.

### Bedroom 2 12'1" x 9'11" (3.69m x 3.01m)

Maximum measurement, including built in wardrobes, housing the hot water cylinder.

## Bath / Shower Room

## Separate WC

## Outside

### Front

Corner plot. Large driveway approach. Garden areas. Side gate into rear garden.

### Garage 16'10" x 9'0" (5.13m x 2.74m)

Up and over door to front. Rear door to rear garden. Power and light connected.

## Rear Garden

Fully enclosed, providing privacy. Patio and lawn areas. Two good size sheds. Summerhouse.

## 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.









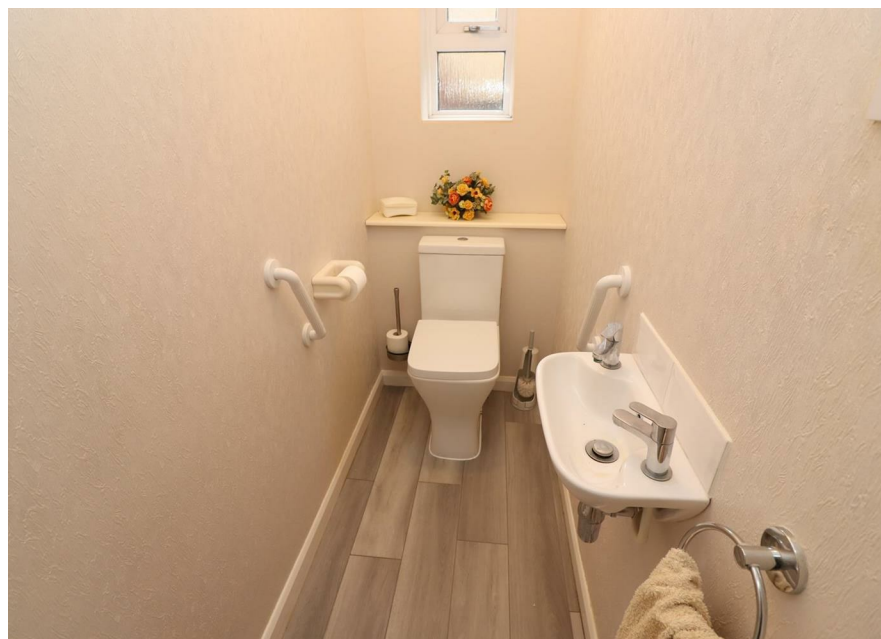






















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