

**Mike
Neville**
ESTATE AGENTS

63 Sunningdale Drive, Rushden,
Northamptonshire, NN10 0YJ

£260,000 Freehold

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Neville House, 67 Wellingborough Road, Rushden NN10 9YG
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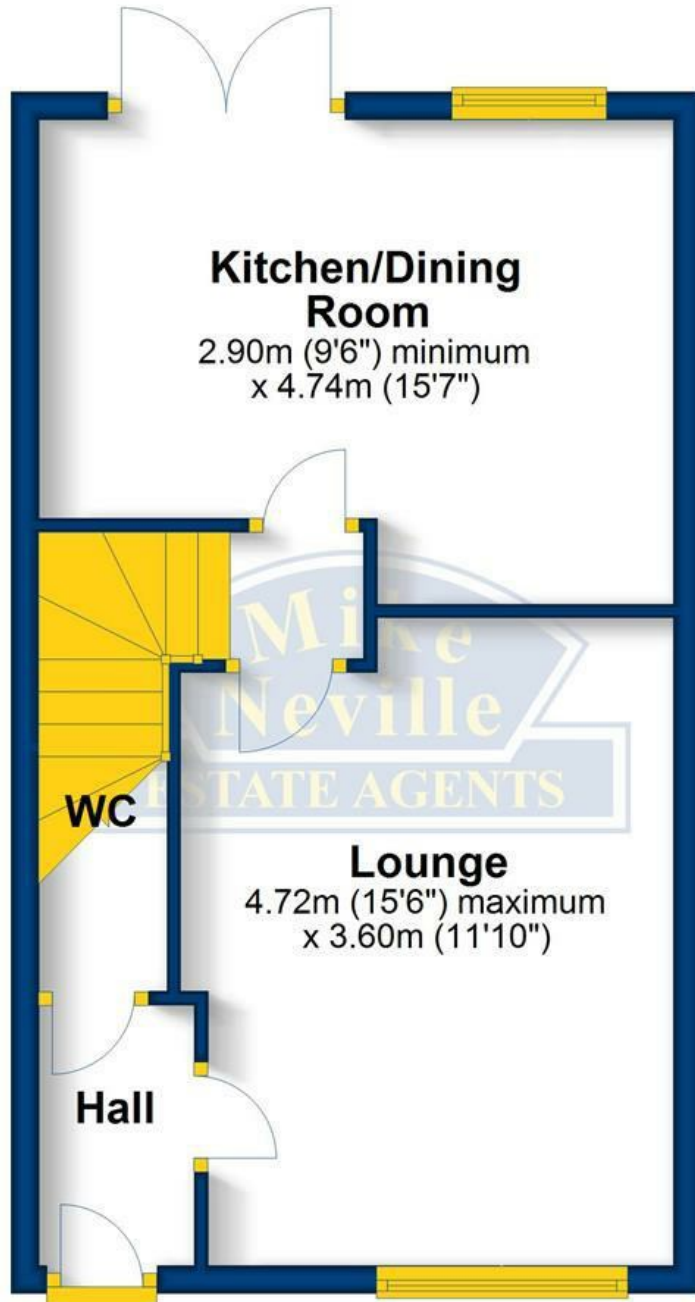
A deceptively spacious three bedroom end town home situated in this popular residential location on the sought after South side of Rushden. The property is within a “stone’s throw” of the Rushden Primary Academy School. Boasting separate reception areas, bathroom and en-suite, enclosed rear garden and garage with good parking to the fore thereof and a nice nice front garden fore of the property also. An ideal first time purchase/family home/buy to let investment opportunity. An immediate viewing is advised. NB: This property is sold as seen. General modernisation required throughout.

- No Onward Chain
- Sought After Residential Area
 - Viewing Advised
 - Three Bedrooms
- En-Suite To Master Bedroom
 - Kitchen / Dining Room
- Ground Floor Cloakroom / WC
 - Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating - C75



Ground Floor

Approx. 39.0 sq. metres (419.8 sq. feet)



First Floor

Approx. 40.5 sq. metres (435.5 sq. feet)



Total area: approx. 79.5 sq. metres (855.4 sq. feet)

Location

On turning off the main A6 in Rushden (Bedford Road) into Barrington Road, take the second turning on the right-hand side into Springfield Road and drive straightforward until meeting a roundabout. At this roundabout, head straight over onto Goulsbra Road take the first left onto Sunningale Drive. The property can be found on the right-hand side as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 7500-3317-0322-5327-3243

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Lounge

15'6" x 11'10" (4.72m x 3.60m)
Maximum measurement.

Kitchen / Dining Room

9'6" x 15'7" (2.90m x 4.74m)
Minimum measurement, plus recess. Wall mounted gas fired boiler (not tested).

First Floor

Landing

Loft access. Airing cupboard housing hot water cylinder (not tested).

Bedroom 1

9'9" x 10'4" (2.96m x 3.16m)
Minimum measurement, plus door recess, plus built in wardrobes.

En-suite Shower Room / WC

Bedroom 2

12'1" x 8'1" (3.68m x 2.47m)

Bedroom 3

8'4" x 7'3" (2.55m x 2.20m)

Bathroom / WC

Outside

Front

Long driveway approach.
Good depth of front garden.

Garage

17'5" x 8'5" (5.32m x 2.57m)
Up and over door to front. Power and light connected. Roof storage.

Rear Garden

Fully enclosed. Side gated access from driveway.

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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