



## **48 Regency Court, Rushden Northamptonshire NN10 6EY** **Offers in excess of £200,000 Freehold**

**\*\*Priced to sell quickly\*\*** Our vendor clients are offering this attractively priced property at below market value, for an exchange of contracts within 4 weeks of the solicitors being instructed. This modern, end terrace house is offered to the market with no onward chain and is located within walking distance of the town centre & local schools. Further benefitting from a single garage, driveway parking and a fully enclosed rear garden with pleasant views to the rear. Internally, there are two en-suites, one with a bath and one with a shower. To the ground floor there is a spacious lounge/dining room with double doors to the rear garden, ground floor wc, and the kitchen comes with a built in oven, hob and extractor fan. An ideal first time purchase or buy to let investment.

- Priced to sell quickly, for an exchange within 4 weeks of solicitors being instructed
- Cul - De - Sac Location
- Two En-Suite Bath/ Shower Rooms
- Energy Efficiency Rating - C74
- No Onward Chain
- Walking Distance To Town Centre & Local Schools
- Fully Enclosed Rear Garden
- Ideal First Time Purchase or Buy to let investment
- Two Double Bedrooms
- Garage & Off Road Parking





### Location

Regency Court can be found off Shirley Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - C74

Certificate number - 0260-0200-6804-9511-1414

### Estate Charge

We have been advised by the current Owners that there is an Estate Charge. This is to help fund the provision of services and to carry out repairs and maintenance on the estate where the property is situated.

We have been advised that the amount payable is £112.00 Per Annum.

The estate charge is not for repairs or maintenance to your individual property but is for services that benefit the estate as a whole, such as street or car park lighting and the maintenance of communal areas, for example, playgrounds.

### Accommodation

#### Ground Floor

##### Hall

##### Ground Floor Cloakroom / WC

Comprising a low flush wc and wash hand basin.

##### Kitchen 9'11" x 6'3" (3.03m x 1.91m)

Space and plumbing for washing machine.

Space and plumbing for dishwasher.

Space for tall fridge freezer.

Wall mounted gas fired Baxi boiler.

Built in oven, gas hob and extractor hood.

##### Living Room 17'2" x 12'8" (5.24m x 3.85m)

Minimum measurement, plus door recess.

#### First Floor

##### Landing

##### Bedroom 1 8'6" x 12'9" (2.59m x 3.89m)

##### En-suite Bathroom / WC

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

##### Bedroom 2 9'2" x 12'8" (2.80m x 3.85m)

Maximum measurement, plus airing cupboard housing hot water cylinder, plus door recess.

Loft access.

##### En-suite Shower Room / WC

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

#### Outside

##### Front

Small frontage with a planted front hedgerow and path to the front door.

##### Driveway Parking

For two vehicles in front of the garage

##### Single Garage

##### Rear Garden

Two-tiered rear garden with an initial patio area, before leading to some stairs to a lower lawned area.

##### 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.





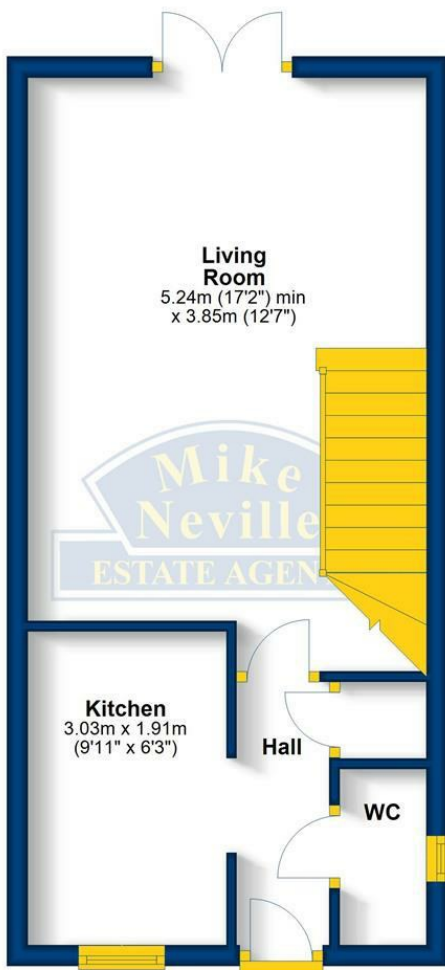






### Ground Floor

Approx. 32.2 sq. metres (346.5 sq. feet)



### First Floor

Approx. 32.5 sq. metres (349.5 sq. feet)



Total area: approx. 64.7 sq. metres (696.0 sq. feet)



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Cooper Beard Estate Agency (Rushden) Ltd  
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY