



**3 Harvey Road, Rushden
Northamptonshire NN10 9JY
£309,995 Freehold**

Nestled in this charming cul-de-sac location is this delightful, mature, extended semi-detached family home. Boasting three reception rooms/areas, three bedrooms, and well appointed kitchen and bathroom suites, along with a ground floor cloakroom/WC, this property offers a comfortable and spacious living experience, spread across some 974 sqft. With off-road parking for two vehicles and a large rear garden, this residence is perfect for those who appreciate outdoor space and tranquillity. Conveniently located near local primary schools, this property is ideal for families looking for a peaceful neighbourhood with educational facilities within reach. A viewing is essential to truly appreciate the charm and immaculate condition this home has to offer. Don't miss out on the opportunity to make this house your own - contact ourselves to arrange to view.

- Charming cul-de-sac Location
- Delightful, Mature, Extended semi-detached Family Home
- Three Reception Rooms / Areas
- Three Bedrooms
- Well Appointed Kitchen and Bathroom Suites
- Ground Floor Cloakroom / WC
- Off-road Parking for Two Vehicles
- Large Rear Garden
- Local Primary Schools Nearby
- Energy Efficiency Rating - D64



Location

Situated off Wymington Road, running parallel to Link Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D64

Certificate number - 0687-2854-6517-9608-2531

Council Tax Band

B

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Lounge 12'0" x 11'11" (3.66m x 3.62m)

Fireplace with scope for open fire.

Kitchen/Breakfast Room 10'11" x 18'3" (3.32m x 5.57m)

Maximum measurement, plus recess, including cupboard. Wall mounted gas fired boiler, approximately 12 years old, regularly serviced. Double electric oven. Induction hob. Extractor. Plumbing for washing machine. Slimline dishwasher. Space for large fridge/freezer.

Conservatory 10'6" x 10'6" (3.20m x 3.20m)

Of brick and PVC double glazed construction. Power and light connected.

First Floor

Landing

Access to fully boarded loft space via loft ladder.

Bedroom 1 11'11" x 12'0" (3.64m x 3.65m)

Including fitted wardrobes.

Bedroom 2 10'10" x 12'0" (3.29m x 3.65m)

Maximum measurement, including fitted wardrobes.

Bedroom 3 8'5" x 6'1" (2.56m x 1.86m)

Fitted cupboard.

Bathroom / WC

Lovely fitted suite with bluetooth shower and underfloor heating.

Outside

Front

Off Road Parking

For two vehicles.

Side gated access to rear garden.

Rear Garden

A large, matured rear garden. Well maintained. Tap for garden hose. Shed included within sale. The rear garden backs on to South End School playing fields.

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

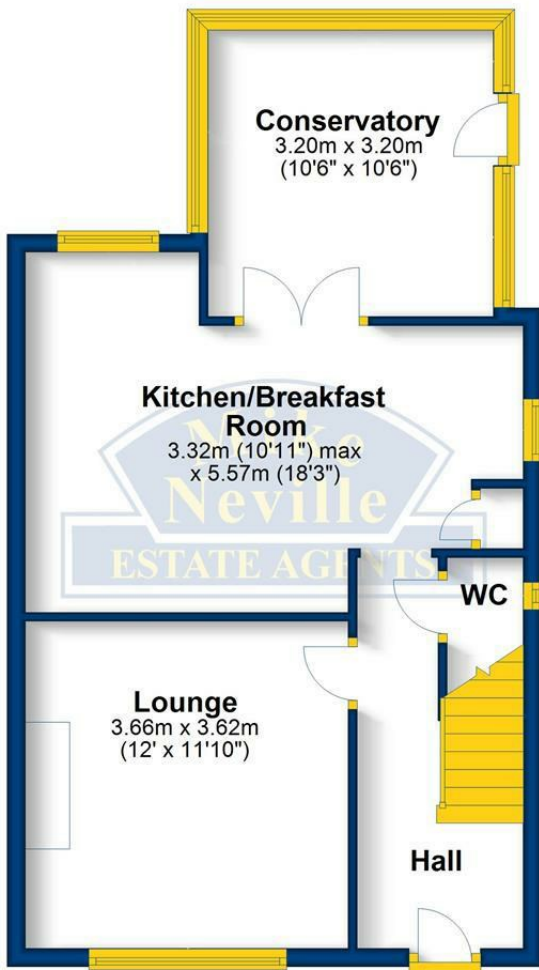
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





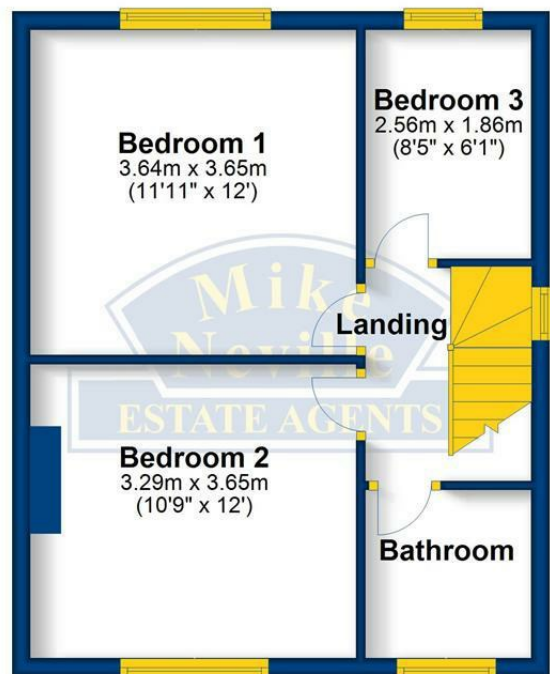
Ground Floor

Approx. 51.1 sq. metres (549.6 sq. feet)



First Floor

Approx. 39.5 sq. metres (424.7 sq. feet)



Total area: approx. 90.5 sq. metres (974.2 sq. feet)