

## 20b Aspen Close, Rushden, Northamptonshire, NN10 9BX



**£179,950 Freehold**

Offered for sale in freshly modernised order throughout is this 2 bedroom semi detached house situated within walking distance to all local amenities. The property has both a modern kitchen and bathroom while, externally, you will find a good size, fully enclosed rear garden with decking area and, to the fore of the property, off road parking for two vehicles in a tandem fashion. This property would make an ideal first time purchase or indeed buy to let investment. No onward chain.

## **Location**

Aspen Close can be found off North Street, which in turn links through from Shirley Road to Peck Way. Upon entering Aspen Close follow the road round to the right, and bear right again. The property is found at the end, identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## **Council Tax Band**

B

## **Energy Rating**

Energy Efficiency Rating - D59

Certificate number - 8811-6226-6410-9560-0996

## **Accommodation**

### **Ground Floor**

#### **Hall**

#### **Kitchen**

5'10" x 10'7" (1.77m x 3.23m)

Electric oven. Electric hob. Extractor.

#### **Ground Floor Cloakroom / WC**

#### **Living Room**

15'1" x 11'4" (4.61m x 3.45m)

Wide staircase, rising to first floor.

#### **First Floor**

#### **Landing**

Loft access.

#### **Bedroom 1**

7'3" x 14'8" (2.21m x 4.48m)

#### **Bedroom 2**

7'7" x 10'8" (2.31m x 3.25m)

#### **Bathroom / WC**

Airing cupboard housing hot water cylinder.

## **Outside**

### **Front**

Side gated access into rear garden.

### **Off Road Parking**

Off road parking for two vehicles to the fore of the property, in a tandem fashion.

### **Rear Garden**

Of a good size, with decking leading onto main lawn area. Fully enclosed.

## **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)

## **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.

## **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.

## **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).

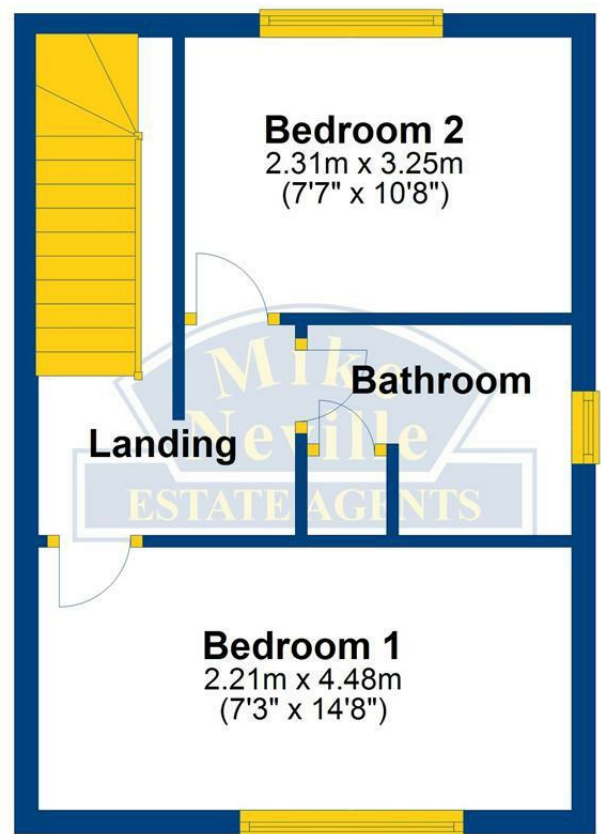
## Ground Floor

Approx. 29.0 sq. metres (312.4 sq. feet)



## First Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



Total area: approx. 58.0 sq. metres (624.7 sq. feet)











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