



**28 Vicarage Road, Rushden,
Northamptonshire, NN10 0BF**

£299,950 Freehold

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Neville House, 67 Wellingborough Road, Rushden NN10 9YG
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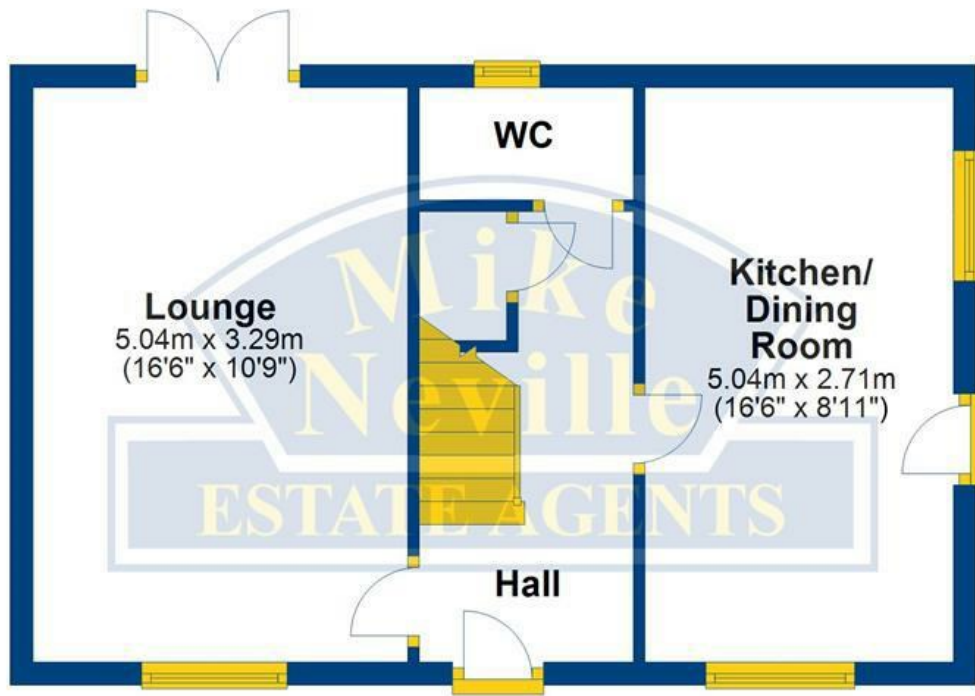
Welcome to Vicarage Road, Rushden, where this modern 6 year old detached house boasts 2 reception rooms, 3 bedrooms, and 2 bathrooms, spread across some 879sqft of overall living space. Situated in a prime location on the outskirts of Rushden, occupying a corner plot, with direct access to the A6 bypass to Bedford. The property is presented in good condition throughout, allowing you to move in straight away without any hassle. Externally, you will find a fully enclosed south facing rear garden and separate garage with off road parking to the fore. Early viewing advised.

- Fantastic Road Links
- Modern Detached Property
- Walking Distance To Denfield School
 - Corner Plot
 - Three Bedrooms
 - En-Suite To Master Bedroom
 - Large Lounge
- Fully Enclosed South Facing Rear Garden
 - Garage & Off Road Parking
 - Energy Efficiency Rating - C77



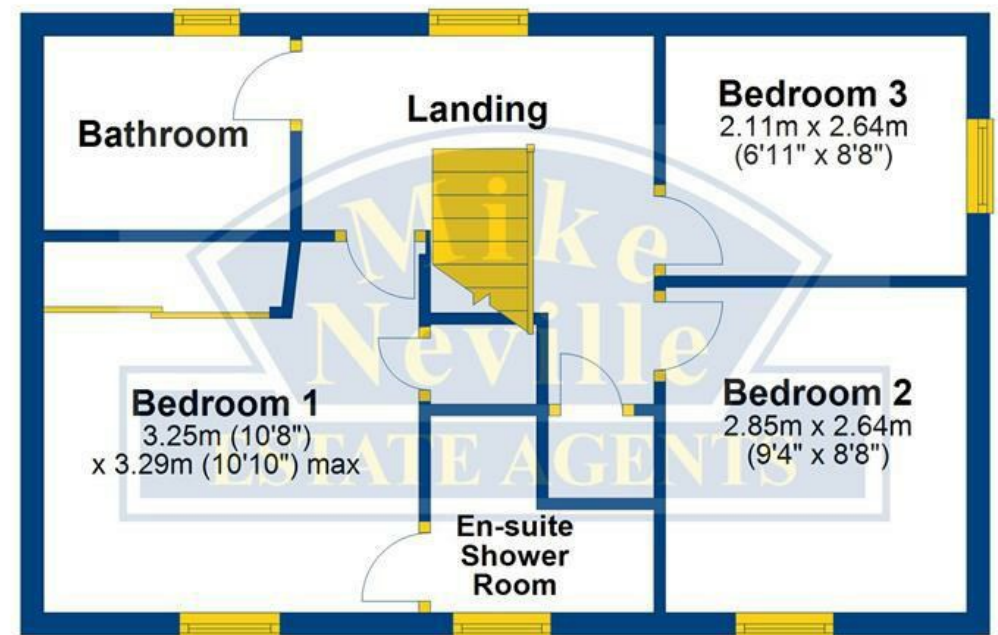
Ground Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 81.7 sq. metres (879.1 sq. feet)

Location

Vicarage Road can be found off Windsor Road and property can be found on the corner of Parsonage Way. 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

C

Energy Rating

Energy Efficiency Rating - C77

Certificate number - 0378-2099-7318-4613-5934

Accommodation**Ground Floor****Hall****Ground Floor Cloakroom / WC****Lounge**

16'6" x 10'10" (5.04m x 3.29m)

Kitchen / Dining Room

16'6" x 8'11" (5.04m x 2.71m)

Wall mounted gas fired Baxi boiler, concealed in cupboard. Fitted electric oven. Gas hob. Extractor hood. Space and plumbing for washing machine. Space for additional appliances.

First Floor**Landing**

Loft access. Airing cupboard housing hot water cylinder.

Bedroom 1

10'8" x 10'10" (3.25m x 3.29m)

Maximum measurement, plus cupboard, including fitted wardrobes.

En-suite Shower Room / WC**Bedroom 2**

9'4" x 8'8" (2.85m x 2.64m)

Bedroom 3

6'11" x 8'8" (2.11m x 2.64m)

Bathroom / WC**Outside****Front**

Corner plot.

Rear Garden

Rear gated access. Fully enclosed. Patio and lawn areas. Garden path. Space for wheelie bin storage.

Garage

Roller door to front. Power and light connected. Insulated and plaster boarded.

Driveway Parking

For two vehicles to the fore of the garage, in a tandem fashion.

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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