



**2 Woodland Road, Rushden
Northamptonshire NN10 6UT
£269,500 Freehold**

Keenly priced to sell* *No onward chain Situated on a private, no through road, that leads to allotments, in a sought after residential location, with all local amenities within walking distance, is this extended detached bungalow, backing onto Spencer Park Grounds. Boasting adaptable accommodation, a private rear garden, garage and off road parking. An early viewing of this property is essential to appreciate the full potential it has to offer. Contact our office today for further information and to arrange an early viewing.

- Situated Along A Private Road
- Sought After Residential Location
- Adaptable Accommodation
- All Local Amenities Within Walking Distance
- 360 Walkthrough Available
- Three Bedrooms
- Conservatory
- Fully Enclosed, Private Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating - D67



Location

Situated off Washbrook Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D67

Certificate number - 0627-2882-7184-9603-7095

Accommodation

Porch

Hall

Airing cupboard housing hot water cylinder. Loft access.

Bedroom 1 12'8" x 10'9" (3.86m x 3.27m)

Minimum measurement, plus door recess.

Dressing Room 5'0" x 6'6" (1.53m x 1.99m)

Formerly an en-suite shower room/WC. Plumbing still in place to convert back, if so required. Currently used as a dressing room.

Bedroom 2 11'1" x 9'5" (3.39m x 2.86m)

Bedroom 3 9'4" x 7'10" (2.85m x 2.40m)

Bathroom / WC

'Walk-in' bath.

Lounge / Dining Room 18'11" x 11'11" (5.77m x 3.64m)

Maximum measurement.

Kitchen 15'7" x 8'11" (4.76m x 2.73m)

Maximum measurement.

Wall mounted, gas fired Worcester boiler. Double electric oven. Gas hob. Extractor. Space for tall fridge/freezer.

Conservatory 8'0" x 18'7" (2.44m x 5.66m)

Maximum measurement. Of brick and PVC double glazed construction. Radiator. Power and light connected.

Utility Room 5'0" x 8'4" (1.53m x 2.53m)

Space and plumbing for washing machine.

Outside

Front

Area of front garden and driveway approach. Side gated access into rear garden.

Garage 14'1" x 8'7" (4.28m x 2.61m)

Maximum measurement. Power and light connected. Roof storage. Up and over door to front. Door to utility room.

Rear Garden

Fully enclosed and private. Well established. Garden shed.

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

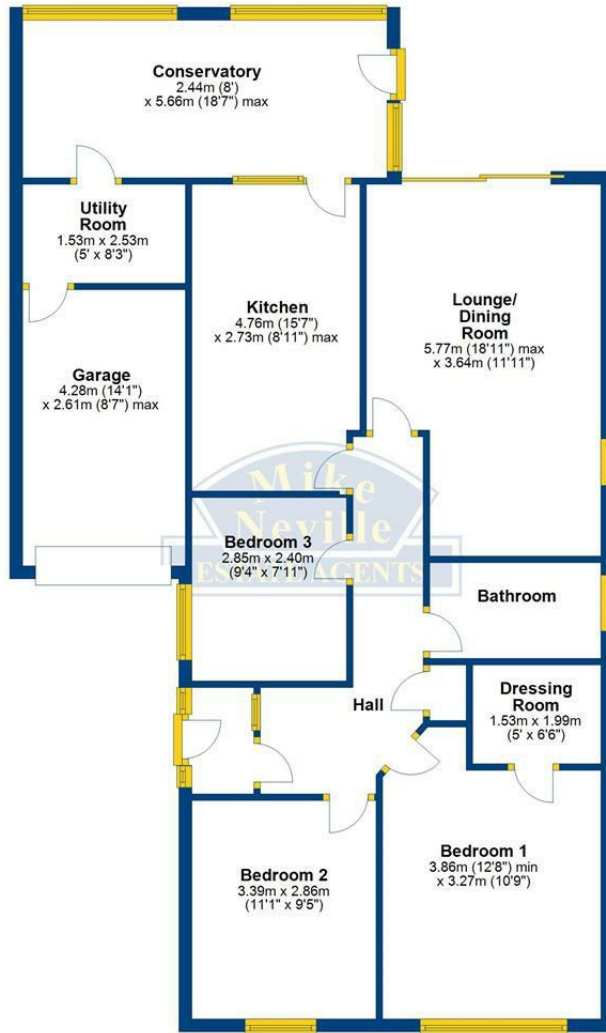
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





Ground Floor

Main area: approx. 101.3 sq. metres (1089.9 sq. feet)
Plus garage, approx. 11.2 sq. metres (120.3 sq. feet)



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