



**12 Cresswell Road, Rushden
Northamptonshire NN10 9RH
Price £325,000 Freehold**

Offered to the market for sale with no onward chain is this rarely available, two double bedroom, detached bungalow, situated in a sought after residential area, just off the Irchester Road. This bungalow provides roomy, adaptable accommodation and an internal viewing comes highly recommended - contact us today to arrange an early viewing.

- No Onward Chain
- Two Double Bedrooms
- Lounge With Bay Window
- Energy Efficiency Rating - D68
- Sought After Residential Location
- En-Suite To Master Bedroom
- Large, Private Rear Garden
- Detached Bungalow
- Open Plan Kitchen / Dining Room
- Off Road Parking



Location

Cresswell Road can be found off Alpine Road and links through to Birchall Road. 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

D

Energy Rating

Energy Efficiency Rating - D68

Certificate number - 2320-7103-0049-9090-1583

Accommodation

Ground Floor

Hall

Loft ladder access to a large loft space, being fully boarded with light connected.

Store 11'10" x 8'5" (3.60 x 2.56)

Maximum measurement. Ideal, wall mounted, gas fired boiler. Space and plumbing for washing machine and tumble dryer.

Lounge 15'11" x 12'6" (4.86 x 3.80)

Maximum measurement. Bow window to front.

Bedroom 1 11'9" x 10'5" (3.59 x 3.18)

Maximum measurement, including fitted wardrobes.

En-suite Shower Room / WC

Bedroom 2 8'11" x 11'5" (2.72 x 3.49)

Bath / Shower Room / WC

Kitchen 7'11" x 14'7" (2.41 x 4.44)

Electric oven. Microwave. Induction hob. Extractor. Two fridges. Plumbing for dishwasher.

Dining Room 10'11" x 11'8" (3.34 x 3.55)

Maximum measurement.

Outside

Front

Block paved driveway. Gated access through to rear.

Rear Garden

A large rear garden, being well established and fully enclosed. Large covered terrace area. Large shed with power and light connected. Greenhouse. Further shed. Large lawn 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

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. 86.4 sq. metres (930.2 sq. feet)
Plus store, approx. 9.2 sq. metres (99.3 sq. feet)



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