



**2 Duchy Close, Chelveston
Northamptonshire NN9 6AW
Price £269,500 Freehold**

Situated in the sought after village of Chelveston, is this detached family home, boasting three bedrooms, family bathroom, good size lounge, dining room, and kitchen. Externally, you will find a decent size rear garden, albeit very overgrown, garage and off road parking. To arrange that all important early viewing, please contact our office today. (Asking price reflective of the general modernisation required throughout).

- Asking price reflective of the general modernisation required throughout
- Three Bedooms
- Dining Room
- Energy Efficiency Rating - D63
- Village Location
- Family Bathroom / WC
- Fully Enclosed Rear Garden - albeit very overgrown
- Sought After Location
- Lounge
- Garage & Off Road Parking



Location

Duchy Close can be found off Water Lane, which in turn can be found off High Street. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D63

Certificate number - 9512-2125-4002-0093-3306

Accommodation

Ground Floor

Hall

Lounge 14'0" x 9'11" (4.26 x 3.02)

Dining Room 11'7" x 8'7" (3.53 x 2.61)

Kitchen 11'4" x 7'11" (3.46 x 2.42)

Minimum measurement, plus door recess. Worcester gas fired boiler. Pantry.

First Floor

Landing

Bedroom 1 14'5" x 8'11" (4.40 x 2.72)

Maximum measurement.

Bedroom 2 11'1" x 9'11" (3.39 x 3.01)

Loft access.

Bedroom 3 11'2" x 6'9" (3.41 x 2.05)

Bathroom / WC

Cupboard.

Outside

Front

Front garden area. Overgrown.

Driveway to side for parking. Leading to the garage.

Single Garage

Rear Garden

A good size rear garden, enclosed, but overgrown.

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

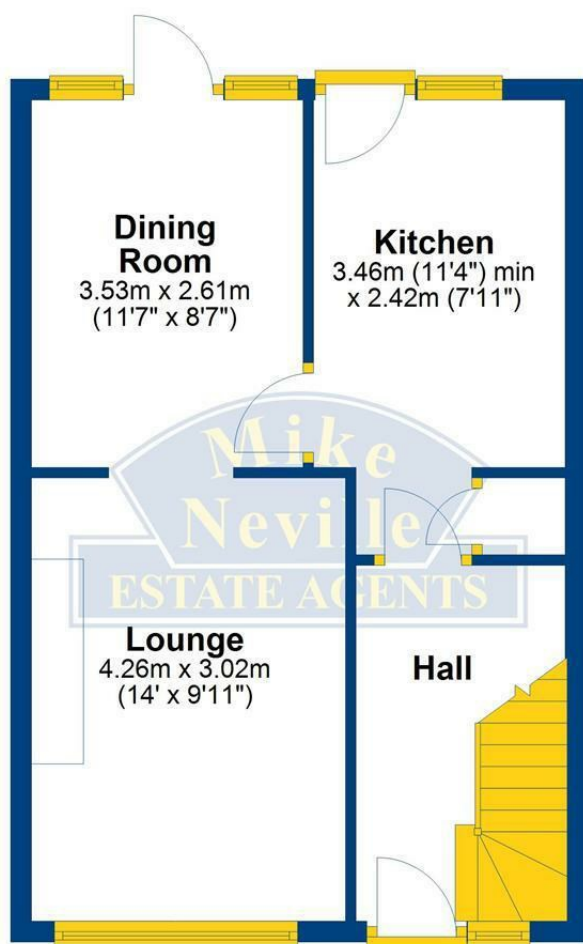
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





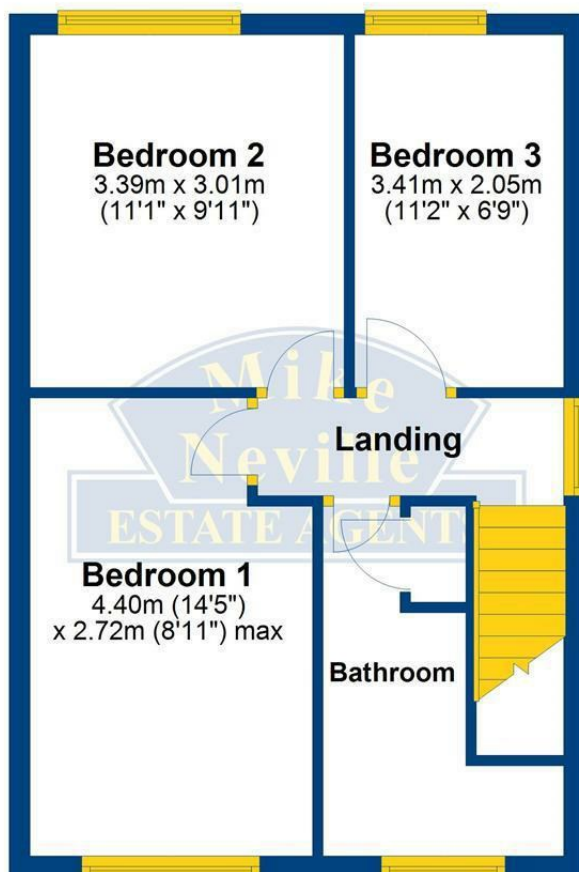
Ground Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



Total area: approx. 81.1 sq. metres (872.7 sq. feet)