



**47 Allen Road, Rushden
Northamptonshire NN10 0DY
Price £235,000 Freehold**

No Onward Chain We, the sole selling agents, have pleasure in offering for sale, with no onward chain, this spacious, modernised, extended, semi-detached bungalow. The property itself occupies a corner plot, with gardens to the front, side and rear and vehicular access via Lawton Road leading to a large car port/workshop/storage area. This property would make an ideal purchase for retirement purposes or indeed someone downsizing, yet still requiring comfortable living space. Early viewing advised.

- No Onward Chain
- Modern Kitchen/Breakfast Room
- Conservatory
- Energy Rating - D
- Corner Plot
- Lounge
- Vehicular Access, Off Road Parking & Large Storage/Workshop/Car Port area
- Two Double Bedrooms
- Modern Utility/Shower Room and Bathroom
- Front, Rear & Side Gardens



Location

Situated on the corner of Allen Road and Lawton Road, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D62

Certificate number - 8800-4605-0129-9997-9533

Accommodation

Ground Floor

Porch

Hall

Storage cupboard.

Lounge 12'7" x 11'5" (3.84 x 3.48)

Maximum measurement.

Kitchen / Breakfast Room 11'11" x 11'5" (3.62 x 3.48)

Fitted appliances: Fridge. Freezer. Electric oven. Electric hob. Extractor.

Conservatory 9'9" x 9'9" (2.98 x 2.98)

Bedroom 1 10'11" x 10'10" (3.32 x 3.31)

Bedroom 2 7'5" x 11'7" (2.25 x 3.52)

Plus door recess.

Bathroom / WC

Utility / Shower Room / WC 7'4" x 10'10" (2.24 x 3.31)

Maximum measurement.

Loft access. Wall mounted gas fired Baxi boiler.

Outside

Front

Corner plot. Front garden and side gated access.

Rear Garden

Mainly paved.

Vehicular Access

Off Lawton Road.

Double gates to off road parking.

Off Road Parking

Large Storage/Workshop/Car Port 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

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

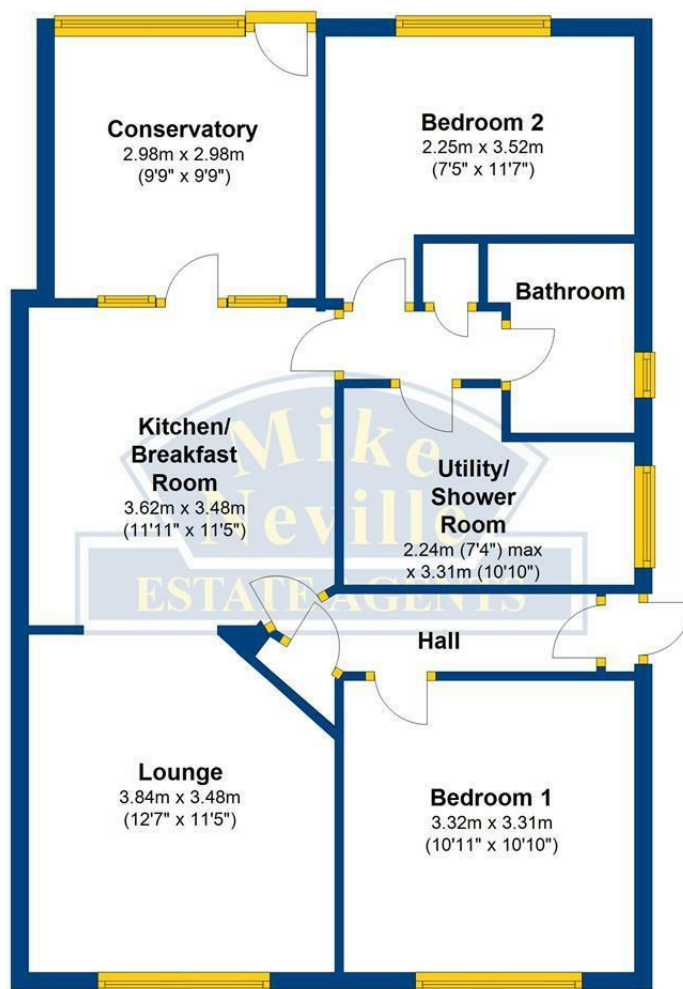
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 72.2 sq. metres (776.8 sq. feet)



Total area: approx. 72.2 sq. metres (776.8 sq. feet)