



**4 Slaters Close, Rushden
Northamptonshire NN10 0EE
Price £235,000 Freehold**

A spacious, ex-local authority semi in a sought after residential cul-de-sac location. Offered for sale with no onward chain. Three good size bedrooms, bathroom, separate WC, landing, hall, through lounge/dining room, kitchen, rear hall, ground floor cloakroom/WC, lean-to sun room, PVC double glazing, gas radiator central heating, driveway parking, lean-to car port, large, south facing rear garden. General updating required. Please contact ourselves for further information.

- Available to View Now
- Sought after residential cul-de-sac location
- Bathroom, separate WC, landing
- Energy Rating - EPC Ordered
- General updating required
- Offered for sale with no onward chain
- Hall, through lounge/dining room, kitchen, rear hall, ground floor cloakroom/WC, lean-to sun room
- A spacious, ex-local authority semi
- Three good size bedrooms
- Driveway parking, lean-to car port, large, south facing rear garden



Location

Situated off Short Stocks. 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

B

Energy Rating

Energy Efficiency Rating - TBA - EPC ordered.

Certificate number - TBA - EPC ordered.

General

A spacious, ex-local authority semi in a sought after residential cul-de-sac location. Offered for sale with no onward chain. Three good size bedrooms, bathroom, separate WC, landing, hall, through lounge/dining room, kitchen, rear hall, ground floor cloakroom/WC, lean-to sun room, PVC double glazing, gas radiator central heating. 2021 installed Ideal Logic boiler situated in the ground floor cloakroom. PVC double glazing. Driveway parking, lean-to car port, large rear garden. General updating required.

Accommodation

Ground Floor

Hall

Living Room 20'1" x 10'7" (6.12m x 3.22m)

Kitchen 10'6" x 10'10" (3.20m x 3.31m)

Plus understairs cupboard

Rear Hall

WC

Wall Mounted Gas Fired Boiler.

Lean-to

First Floor

Airing cupboard housing hot water cylinder.

Landing

Bedroom 1 11'1" x 10'7" (3.39m x 3.22m)

Plus door recess.

Bedroom 2 13'0" x 7'9" (3.96m x 2.37m)

Bedroom 3 8'8" x 7'10" (2.63m x 2.38m)

Loft access.

Bathroom

WC

Outside

Front

Driveway

Driveway for two vehicles plus small front garden.

Rear Garden

Large mature, private garden plus patio area.

Car Port

6.614m x 2.121m

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

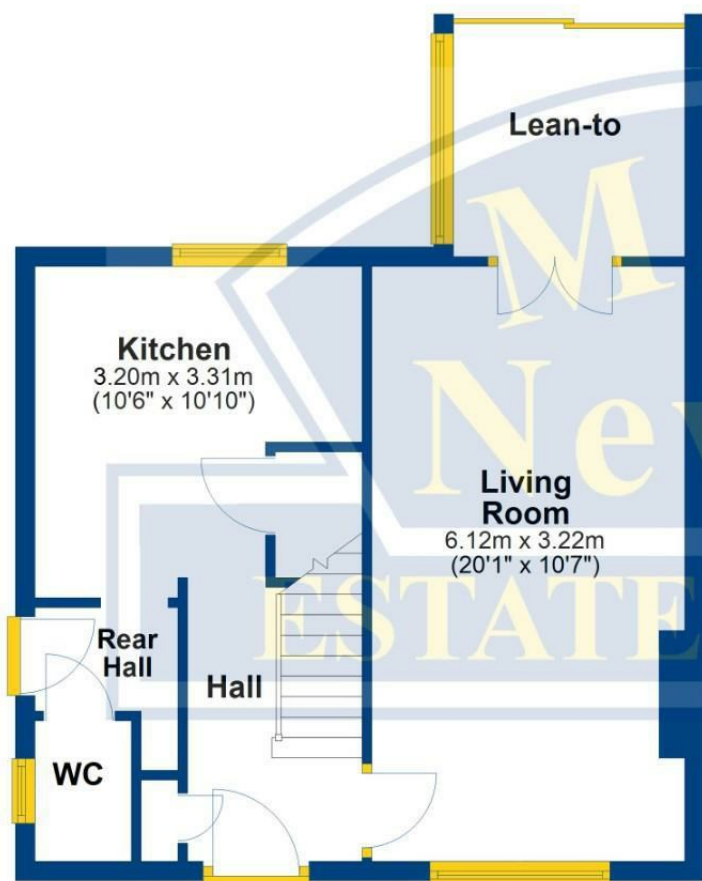
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 40.2 sq. metres (433.1 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.9 sq. feet)



Total area: approx. 77.9 sq. metres (839.0 sq. feet)