



**24 Tees Avenue, Rushden  
Northamptonshire NN10 0GZ  
Price £349,950 Freehold**

**\*NEW INSTRUCTION\*** Offered for sale is this immaculately presented end town home, having been very recently cosmetically updated by the current owners. Benefitting from a living room overlooking the rear garden, ground floor cloakroom, modern kitchen, main bathroom, four double bedrooms, which includes the master suite to the top floor, that consists of a very large master bedroom, with a walk-in dressing area, along with an en-suite shower room. Externally, there is an enclosed rear garden, with a pleasant rear outlook, driveway parking for two to three vehicles, car port and a single garage. Situated within a popular residential area with easy access to play areas, walking distance to local amenities and schools, as well as easy vehicular access on the A6 and A6 bypass. Don't delay - view today!

- No Chain
- Downstairs W/C
- Enclosed Rear Garden
- Cul-De-Sac Location
- Modernised Throughout
- Large Driveway
- Ideal Family Home
- Four Bedrooms
- Single Garage
- Close Access To A6





## Location

Off Tyne Way and John Clarke Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

## Energy Rating

Energy Efficiency Rating -

Certificate number -

## Ground Floor

### Hall

### WC

### Living Room 16'9" x 15'4" (5.11m x 4.67m)

Maximum measurement. Large cupboard.

### Kitchen 10'7" x 7'11" (3.22m x 2.41m)

Gas fired boiler.

## First Floor

### Landing

### Bedroom 2 14'7" x 8'0" (4.44m x 2.44m)

### Bedroom 3 12'10" x 8'1" (3.92m x 2.46m)

Maximum measurement.

### Bedroom 4 10'7" x 7'1" (3.22m x 2.15m)

### Bathroom / WC

## Second Floor

### Master Bedroom 9'9" x 15'4" (2.97m x 4.68m)

Minimum measurement, plus large entrance recess, plus walk-in dressing room.

### Walk-in Dressing Room 6'6" x 8'4" (1.97m x 2.55m)

### En-suite Shower Room / WC

## Outside

## Front

Garden area. Side gate in to rear garden.

## Driveway and Car Port

To the side of the property. Providing parking for two-three vehicles.

## Garage 19'9" x 8'6" (6.02m x 2.60m)

Up and over door to front. Side door. Power and light connected.

## Rear Garden

Fully enclosed with a pleasing rear outlook.

## 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](http://www.mike-neville.co.uk/privacy)

## Disclaimer

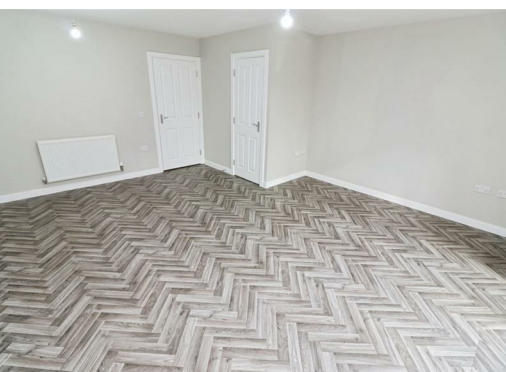
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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).

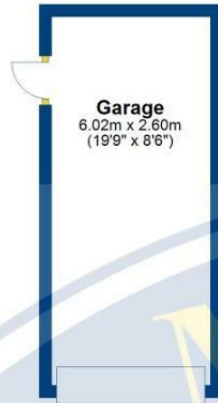






## Ground Floor

Main area: approx. 38.8 sq. metres (417.8 sq. feet)  
Plus garage, approx. 15.6 sq. metres (168.3 sq. feet)



## First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)

## Second Floor

Approx. 37.6 sq. metres (404.8 sq. feet)



Main area: Approx. 115.9 sq. metres (1247.1 sq. feet)  
Plus garage, approx. 15.6 sq. metres (168.3 sq. feet)