



**9 Conway Close, Rushden
Northamptonshire NN10 9JF
Price £355,000 Freehold**

This delightful, well extended, fully modernised semi-detached bungalow offers a perfect blend of comfort and convenience and is situated in a generous corner plot at the end of a quiet cul-de-sac, incorporating much driveway parking, garage and south facing, landscaped rear gardens. With three well-proportioned bedrooms, re-fitted shower room, large lounge and re-fitted kitchen/diner, this property is ideal for families, couples, or those seeking a peaceful retirement retreat. Rushden is known for its friendly community and offers a variety of shops, schools and parks, making it an excellent choice for those looking to settle in a vibrant area. The bungalow's location also provides easy access to transport links, allowing for convenient travel to nearby towns and cities. This property presents a wonderful opportunity for anyone looking to enjoy single-storey living in a sought-after location. With its appealing features, this bungalow is not to be missed.

- Well extended semi-detached bungalow
- Re-fitted Kitchen / Diner
- Generous corner plot
- Energy Rating - TBA - EPC ordered
- Three Bedrooms
- Large Lounge
- Landscaped South facing rear gardens
- Re-fitted Shower Room / WC
- Utility Room
- Garage and much off-road parking



Location

Off Ashby Drive. 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

C

Energy Rating

Energy Efficiency Rating - TBA - EPC ordered.

Certificate number - TBA - EPC ordered.

N.B

Since our vendors have purchased in 2023, the following modernisation works have been carried out:

- Fully re-wired
- New flat rooves
- New radiators
- Re-fitted Kitchen
- Re-fitted Shower Room
- Re-decorated
- Re-floored / re-carpeted

Accommodation

Ground Floor

Entrance Hall and Hallway

Cupboard. Airing cupboard housing the Ideal Logic boiler, regularly serviced.
Loft access.

Lounge 22'6" x 11'0" (6.87m x 3.37m)

Kitchen / Diner 15'10" x 10'2" (4.85m x 3.11m)

Fitted appliances: Electric oven. Electric hob. Extractor. Washing machine. Fridge. Freezer.
Plumbing for dishwasher.

Utility Room 9'10" x 4'11" (3.00m x 1.51m)

Bedroom 1 13'11" x 9'8" (4.24m x 2.95m)

Bedroom 2 10'0" x 9'8" (3.05m x 2.96m)

Plus fitted wardrobes.

Bedroom 3 10'2" x 6'10" (3.11m x 2.10m)

Cupboard.

Shower Room / WC

Outside

Front

Block paved driveway, providing parking for several vehicles. Side gate to rear.

Detached Garage

Electric door to front. Side door. Power and light connected.

Side and Rear Gardens

Of a generous size, being a corner plot. Completely private and being fully landscaped. Several sitting out areas. Main lawn area. South facing.

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.

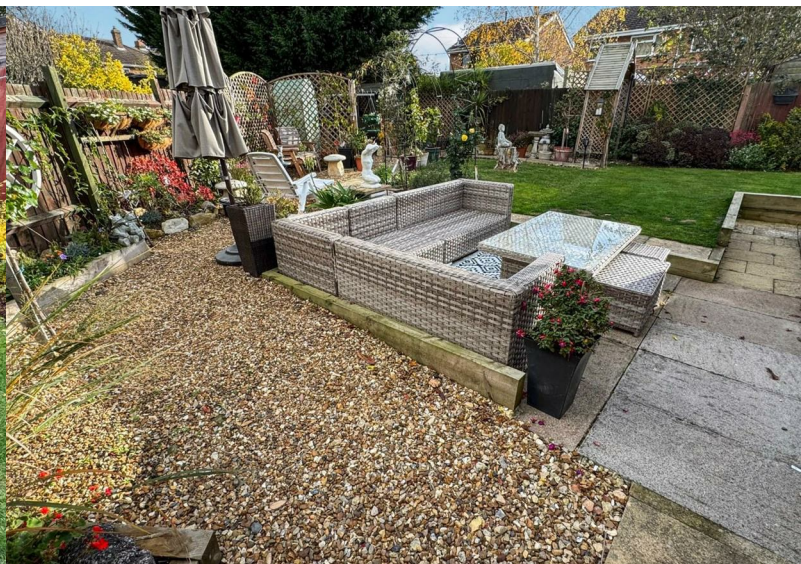
Floorplans

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.

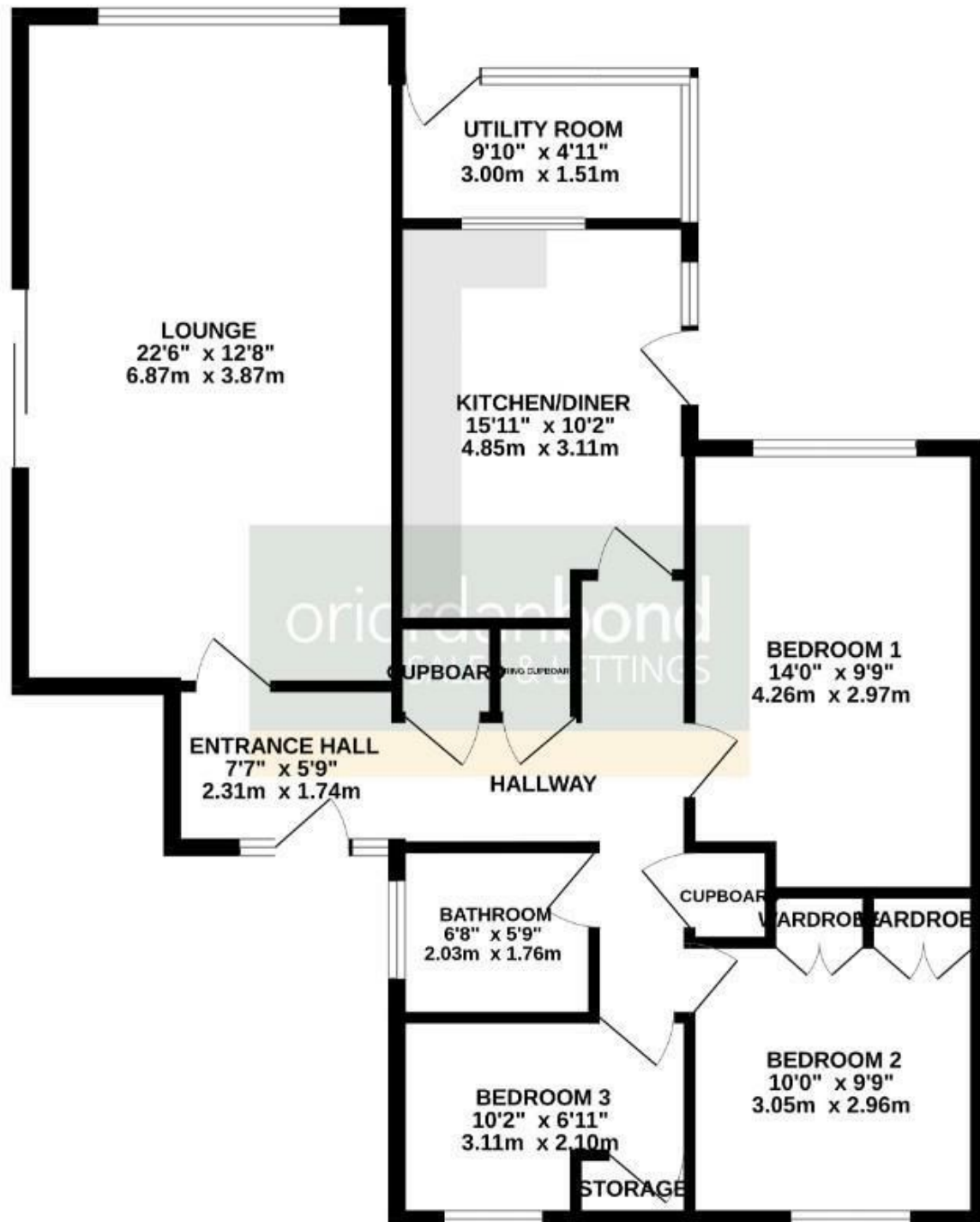
Money Laundering Regulations 2017

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
959 sq.ft. (89.1 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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