



**27 West Crescent, Rushden
Northamptonshire NN10 9RA
Price £185,000 Freehold**

Offered for sale with no onward chain is this two double bedroom ex-local authority mature semi, with a deceptively large (very long) rear garden and off road parking for two vehicles to the fore of the property. Situated towards the Westerly border of Rushden and priced to sell, an early viewing is recommended. (Full marketing photos coming soon).

- Established Residential Area
- Two Double Bedrooms
- Conservatory
- Energy Efficiency Rating - D59
- No Onward Chain
- Family Bathroom / WC
- Very Long Rear Garden
- All Local Amenities Close By
- Ground Floor Cloakroom / WC
- Off Road Parking for 2 Vehicles to the Fore



Location

West Crescent can be found off Irchester Road and links through to Westfield Avenue. If turning into West Crescent from Irchester Road the property can be found on the right hand side. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D59

Certificate number - 8501-2296-4329-8197-3713

Additional Information

Gas radiator central heating.
PVC double glazing.

Accommodation

Ground Floor

Hall

Lounge 12'0" x 14'9" (3.67 x 4.50)

Maximum measurement, plus under stairs cupboard.

Kitchen / Breakfast Room 8'5" x 14'9" (2.56 x 4.50)

Inner Hall

Wall mounted gas fired Worcester boiler.

Ground Floor Cloakroom / WC

Conservatory 7'3" x 9'2" (2.22 x 2.79)

First Floor

Landing

Loft Access.

Bedroom 1 9'5" x 14'9" (2.86 x 4.50)

Maximum measurement, plus cupboard.

Bedroom 2 11'5" x 9'7" (3.48 x 2.92)

Maximum measurement.

Bathroom / WC

Airing cupboard housing hot water cylinder.

Outside

Front

Off road parking to the fore, for 2 vehicles.
Gated access to side, through to rear garden.

Rear Garden

A deceptively large / very long rear garden with various sheds, greenhouses etc.
The garden is worthy of viewing to appreciate the the overall depth.

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

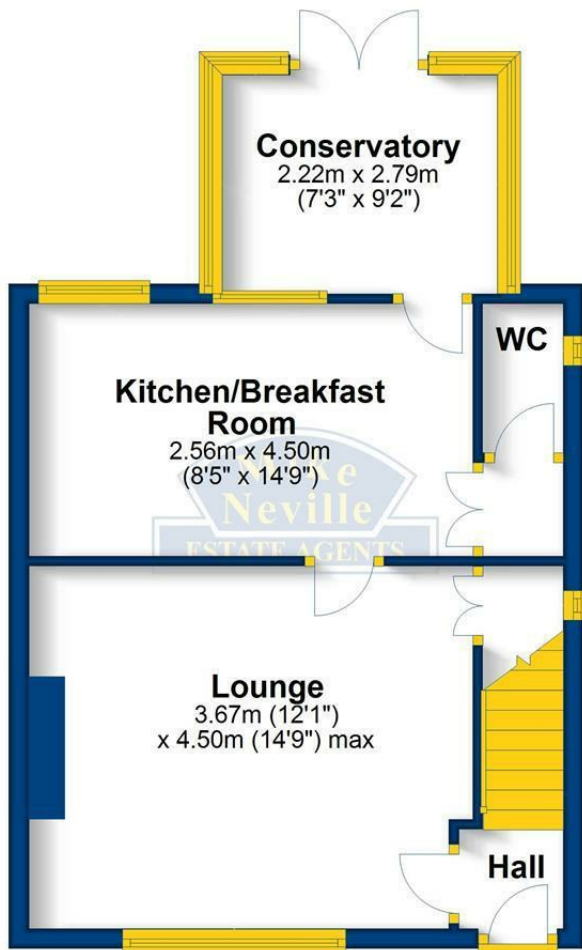
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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).

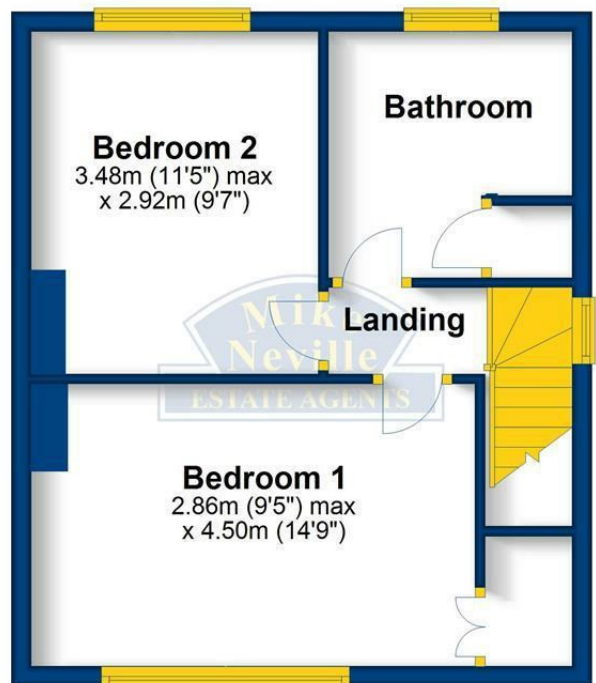
Ground Floor

Approx. 40.8 sq. metres (438.9 sq. feet)



First Floor

Approx. 35.3 sq. metres (379.7 sq. feet)



Total area: approx. 76.0 sq. metres (818.6 sq. feet)