



**31 Thornbridge Close, Rushden
Northamptonshire NN10 9NJ
Price £325,000 Freehold**

Full marketing photographs and floorplans coming soon Offered to the open market for sale with no onward chain is this very well presented, 3 storey, 3 bedroom semi, with garage, parking and generous rear garden, situated at the end of a cul-de-sac, in this popular residential location, close to local schools and parks. Comprising to the ground floor: Hall, ground floor cloakroom/WC, kitchen/dining room and large conservatory. To the first floor: landing, lounge and bedroom 1 with en-suite shower room/WC. To the second floor: landing, bathroom/WC, bedroom 3 and bedroom 2. Please contact ourselves, the sole selling agents, for further information and to arrange an early viewing.

- Cul-de-sac location
- Two Bathrooms
- Ground floor cloakroom/WC
- Energy Efficiency Rating - C79
- No onward chain
- Large Conservatory
- Close to local schools and parks
- Three good size bedrooms
- Kitchen / Dining Room
- Garage, parking and generous rear garden



Location

Off Boughton 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 - C79

Certificate number - 2751-6486-9211-1931-8789

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).



Part Of

Cooper Beard Estate Agency (Rushden) Ltd
Registered in England no: 04144174 at Unit 1 Wilks Walk, Grange Park, Northampton, NN4 5DW