



**37 Blinco Road, Rushden
Northamptonshire NN10 0EA
Price £250,000 Freehold**

Mike Neville Estate Agents are delighted to offer to the open market for sale with no onward chain this modernised three bedroom end of terrace property with potential to extend, if so required, and that all important off-road parking. The property is an ideal First Time Purchase or Family Home and is located within a sought after location close to local amenities and has close road links to the A6 and A45. The property comprises: entrance hall, open plan lounge/dining room and a spacious kitchen/breakfast room, to the rear of the property. To the first floor are three good size bedrooms, a landing and a family bathroom. Outside is a private driveway for multiple vehicle off-road parking and a large enclosed rear garden.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - A

- *No Onward Chain*
- Spacious Kitchen/Breakfast Room
- Large Rear Garden
- Energy Performance Certificate - EPC ordered
- Three Good Size Bedrooms
- Open Plan Lounge/Diner
- Walking Distance To Local Amenities
- Modernised Bathroom
- Driveway For Multiple Vehicle Parking
- Close Links To A6



Location

On Blinco Road which is off Cromwell Road. 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

A

Energy Rating

Energy Efficiency Rating - TBC - EPC ordered

Certificate number - TBC - EPC ordered

Accommodation

Ground Floor

Entrance Hall

Lounge 11'11" x 11'0" (3.65m x 3.36m)

Dining Room 9'3" x 8'9" (2.82m x 2.69m)

Kitchen/Breakfast Room 12'6" x 14'8" (3.83m x 4.48m)

Wall mounted gas fired Worcester boiler. Space and plumbing for appliances.

First Floor

Bedroom 1 12'3" x 10'10" (3.74m x 3.31m)

Bedroom 2 10'10" x 9'1" (3.31m x 2.79m)

Bedroom 3 6'5" x 10'10" (1.97m x 3.32m)

Plus cupboard.

Bathroom/WC 10'7" x 5'7" (3.23m x 1.71m)

Outside

Front

Driveway

Side gated access to rear garden.

Rear Garden

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
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 863 sq.ft. (80.1 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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