



22 Maye Dicks Road
Rushden, NN10 0YT



Simpson & Weekley

"Offered to the market with no upward chain is this impressive coach house with an enclosed rear garden, off road parking and an integral garage!" Situated on the south side of Rushden set in a clu-de-sac location is this modern coach house. The property benefits from it's own private entrance with a side door to the garage and stairs to the first floor landing with doors to an open lounge/dining room with fitted log burner, inner hallway, bathroom and double bedroom with built in wardrobes. Externally there is an enclosed low maintenance rear garden with a rear door to the store cupboard and side door to the front garden where you will find off road parking leading to the single garage. Well presented throughout, no upward chain, popular location and potential for alternative use of the garage (subject to relevant restrictions and permissions required).

EPC Rating C, Council Tax Band A

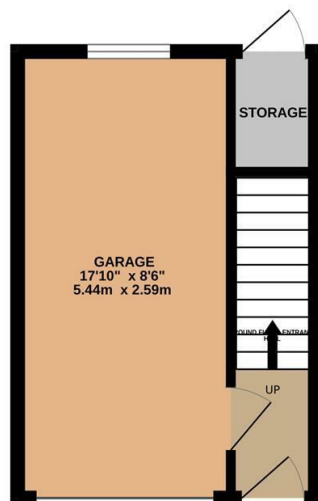
NB: We understand the other two garage here, for the neighbouring properties, are leasehold from this property, on long leases from new, with a peppercorn ground rent.
This information will naturally need to be clarified/confirmed by the sellers solicitors.

£195,000

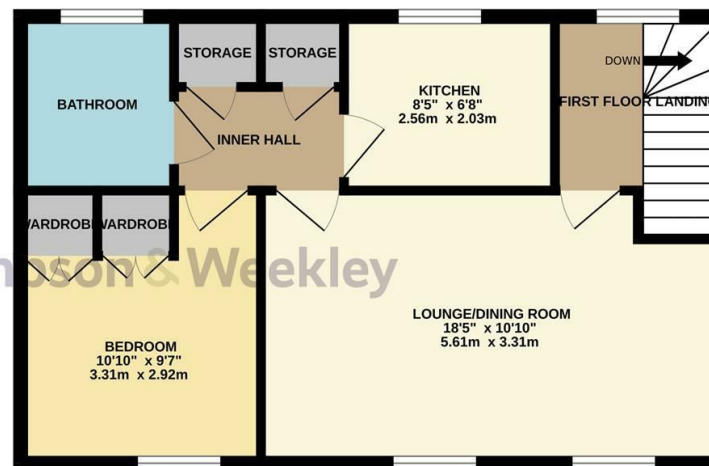


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GROUND FLOOR
211 sq.ft. (19.6 sq.m.) approx.

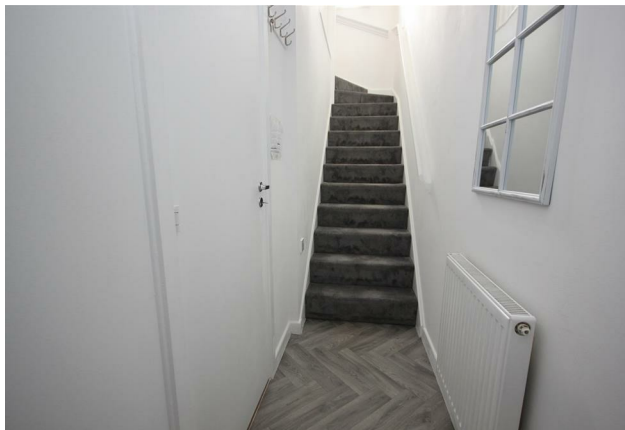


1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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