



**65 Sunningdale Drive, Rushden  
Northamptonshire NN10 0YJ  
Price £260,000 Freehold**

\*No Onward Chain\* A deceptively spacious three bedroom town home situated in this ever popular residential location on the sought after South side of Rushden. The property is within a “stone’s throw” of the Rushden Primary Academy School. Boasting separate reception areas, bathroom and en-suite, an enclosed rear garden and a garage with parking to the fore thereof. An ideal first time purchase/family home/buy to let investment opportunity. An immediate viewing is well advised.

- No Onward Chain
- Viewing Advised
- Ground Floor Cloakroom / WC
- Energy Efficiency Rating - C72
- Ideal First Time Purchase
- Three Bedrooms
- Rear Garden
- Ideal Buy To Let Investment
- Kitchen / Dining Room
- Off Road Parking and Garage



### Location

On turning off the main A6 in Rushden (Bedford Road) into Barrington Road, take the second turning on the right-hand side into Springfield Road and drive straightforward until meeting a roundabout. At this roundabout, head straight over onto Goulsbra Road take the first left onto Sunningale Drive. The property can be found along on your right-hand side as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

### Council Tax Band

C

### Energy Rating

Energy Efficiency Rating - C72

Certificate number - 0160-2800-7283-9078-7525

### Accommodation

#### Ground Floor

##### Hall

##### Ground Floor Cloakroom / WC

##### Lounge 13'10" x 12'0" (4.22 x 3.67)

Maximum measurement.

##### Inner Hall

##### Kitchen / Dining Room 9'6" x 15'2" (2.90 x 4.63)

Minimum measurement, plus recess.

Wall mounted, gas fired Worcester boiler for central heating and hot water.

Fitted electric oven. Gas hob and extractor hood.

Space and plumbing for additional appliances.

#### First Floor

##### Landing

Airing cupboard housing hot water cylinder. Loft access.

##### Bedroom 1 9'9" x 10'2" (2.96 x 3.11)

Minimum measurement, plus door recess, plus built in wardrobes.

##### En-suite Shower Room / WC

##### Bedroom 2 10'5" x 8'1" (3.17 x 2.47)

##### Bedroom 3 6'11" x 7'3" (2.12 x 2.22)

### Bathroom / WC

### Outside

#### Front

Area of front garden.

#### Garage 7'10" x 17'5" (2.40 x 5.31)

To the right hand side of number 67 there are 3 garages. The garage for number 65 is the middle one of these 3.

Up and over door to front. Roof storage. Door to rear, leading round to the rear garden.

#### Rear Garden

Fully enclosed and providing privacy from the immediate rear.

Access behind the rear of the neighbouring property, giving access to the rear door of the garage.

### 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](http://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.

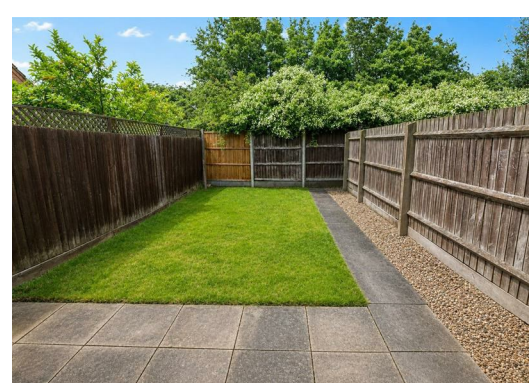
### Floorplans

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

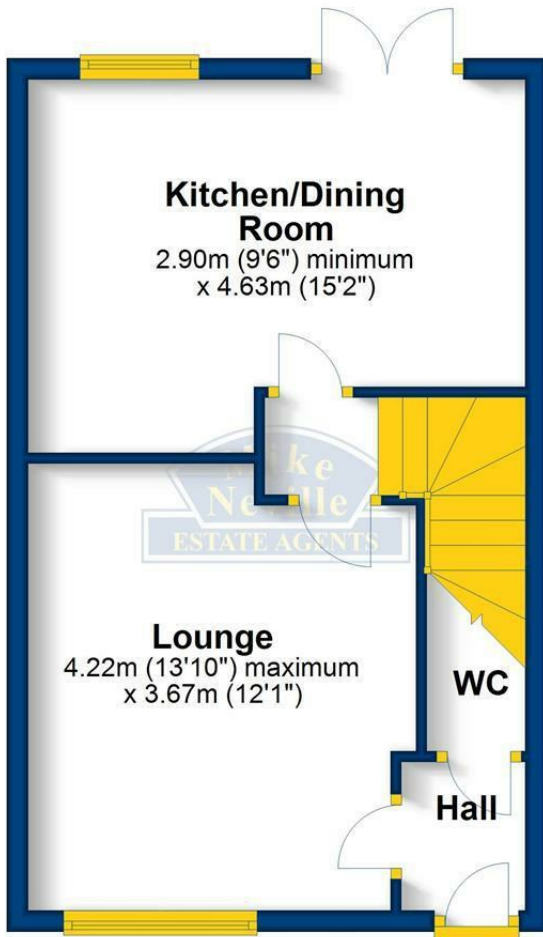
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





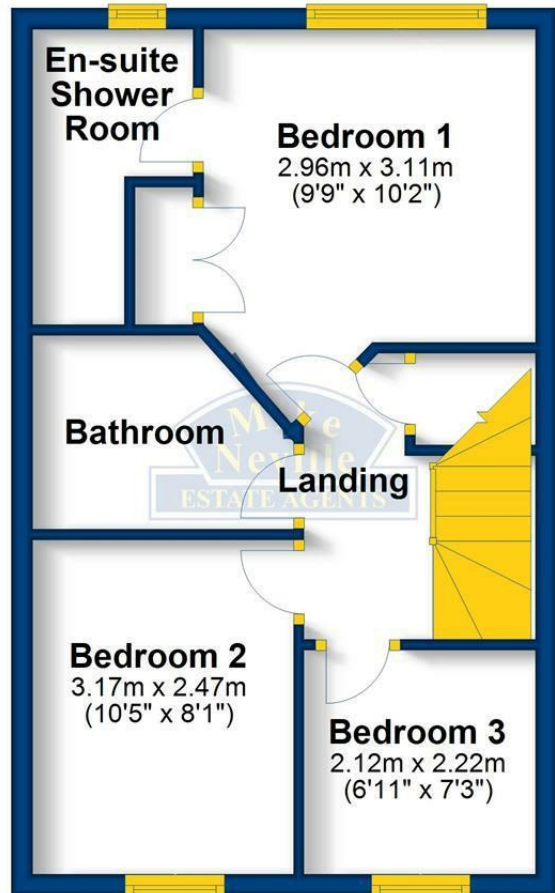
## Ground Floor

Approx. 36.8 sq. metres (395.6 sq. feet)



## First Floor

Approx. 38.1 sq. metres (410.4 sq. feet)



Total area: approx. 74.9 sq. metres (806.0 sq. feet)