



**47 Purvis Road, Rushden
Northamptonshire NN10 9QA
Guide Price £400,000 Freehold**

We are delighted to offer for sale, with no onward chain, this superb, extended, individual, detached family home, oozing potential, with a large, southerly facing rear garden, off-road parking and a large, double-length garage. Situated in a convenient position with all local amenities within walking distance and providing fantastic road links to the A6, A14 & M1. Four good size family bedrooms, bathroom, I-shaped landing, porch, hall, side hall, ground floor cloakroom/WC, very large lounge, good size separate dining room and kitchen. In summarising, this property would make an ideal family home and is certainly worthy of an early viewing.

- No onward chain
- Large, southerly facing rear garden
- Porch, hall, side hall, ground floor cloakroom/WC
- EPC - E46
- Superb, extended, individual, detached family home
- Off-road parking and a large, double-length garage
- Very large lounge, good size separate dining room and kitchen
- Oozing potential
- Four good size family bedrooms, bathroom, I-shaped landing
- Viewing essential



Location

On Purvis Road, close to Talbot 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

D

Energy Rating

Energy Efficiency Rating - E46

Certificate number - 7811-6196-3002-0004-3806

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
1030 sq.ft. (95.7 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.8 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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