



**39 Ashby Drive, Rushden
Northamptonshire NN10 9HH
Price £275,000 Freehold**

NEW TO THE MARKET* *SENSIBLE, PROCEEDABLE OFFERS CONSIDERED A superb, established, extended semi-detached bungalow, positioned on a generous corner plot in this sought after residential location – only being offered to the market for sale due to our vendor clients moving out of the area. Two double bedrooms, inner hall, wet room/WC, very large lounge, kitchen/dining room addition, porch addition, hall and cloakroom/WC. PVC double glazing, gas radiator central heating, boarded loft space with 2 velux windows, 16 solar panels, summerhouse, large workshop, garage, car port and a lovely, private, landscaped rear garden. Immediate viewing advised.

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- Positioned on a generous corner plot in this sought after residential location
- PVC double glazing, gas radiator central heating, boarded loft space with 2 velux windows, 16 solar panels
- EPC rating - C80
- ***SENSIBLE, PROCEEDABLE OFFERS CONSIDERED***
- Two double bedrooms, inner hall, wet room/WC
- Summerhouse, large workshop, garage, car port
- A superb, established, extended semi-detached bungalow
- Very large lounge, kitchen/dining room addition, porch addition, hall and cloakroom/WC
- A lovely, private, landscaped rear garden



Location

Ashby Drive is situated between Abbey Way and Grangeway and the property can be found on the corner of Ashby Drive and Rockingham Court, as identified by our 'for sale' board. Viewings should be made strictly via ourselves, the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C80

Certificate number - 5535-1324-4400-0826-9292

Solar Panels

16, owned with the property. We understand from our vendor clients that these bring in an income of £800.00 per annum.

Accommodation

Entrance Porch

Hall

Cloakroom / WC

Lounge 22'2" x 13'0" maximum (6.78m x 3.98m maximum)

Inner Hall

Loft ladder access to loft space. The loft houses the Ideal gas fired boiler (regularly serviced) and a hot water cylinder. The loft is boarded, has power and light connected, is insulated and has 2 velux roof windows.

Bedroom 1 11'4" x 11'8" (3.46m x 3.57m)

Bedroom 2 8'7" x 8'2" (2.64m x 2.49m)

Plus fitted wardrobes to one end wall.

Shower Room / WC 5'4" x 5'9" (1.64m x 1.76m)

Kitchen/Dining Room 14'11" x 11'8" (4.56m x 3.57m)

Air conditioning.

Outside

Corner Plot

Rear Garden

Landscaped, private and fully enclosed. Rear gated access. Summerhouse.

Workshop 16'6" x 13'1" maximum (5.04m x 4.00m maximum)

Power and light connected. Door to garage.

Garage 18'4" x 7'10" (5.61m x 2.39m)

Power and light connected. Up and over door to front. Door to workshop.

Car Port and Driveway 21'3" x 8'10" (6.48m x 2.70m)

Gate to 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.

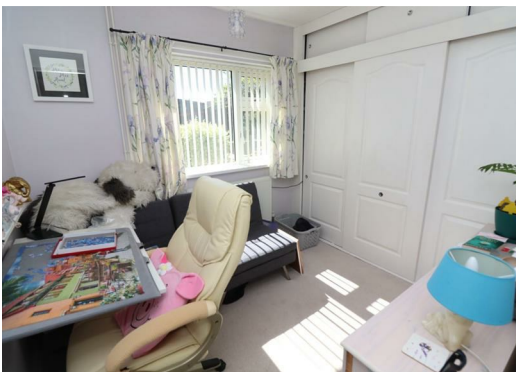
Floorplans

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.

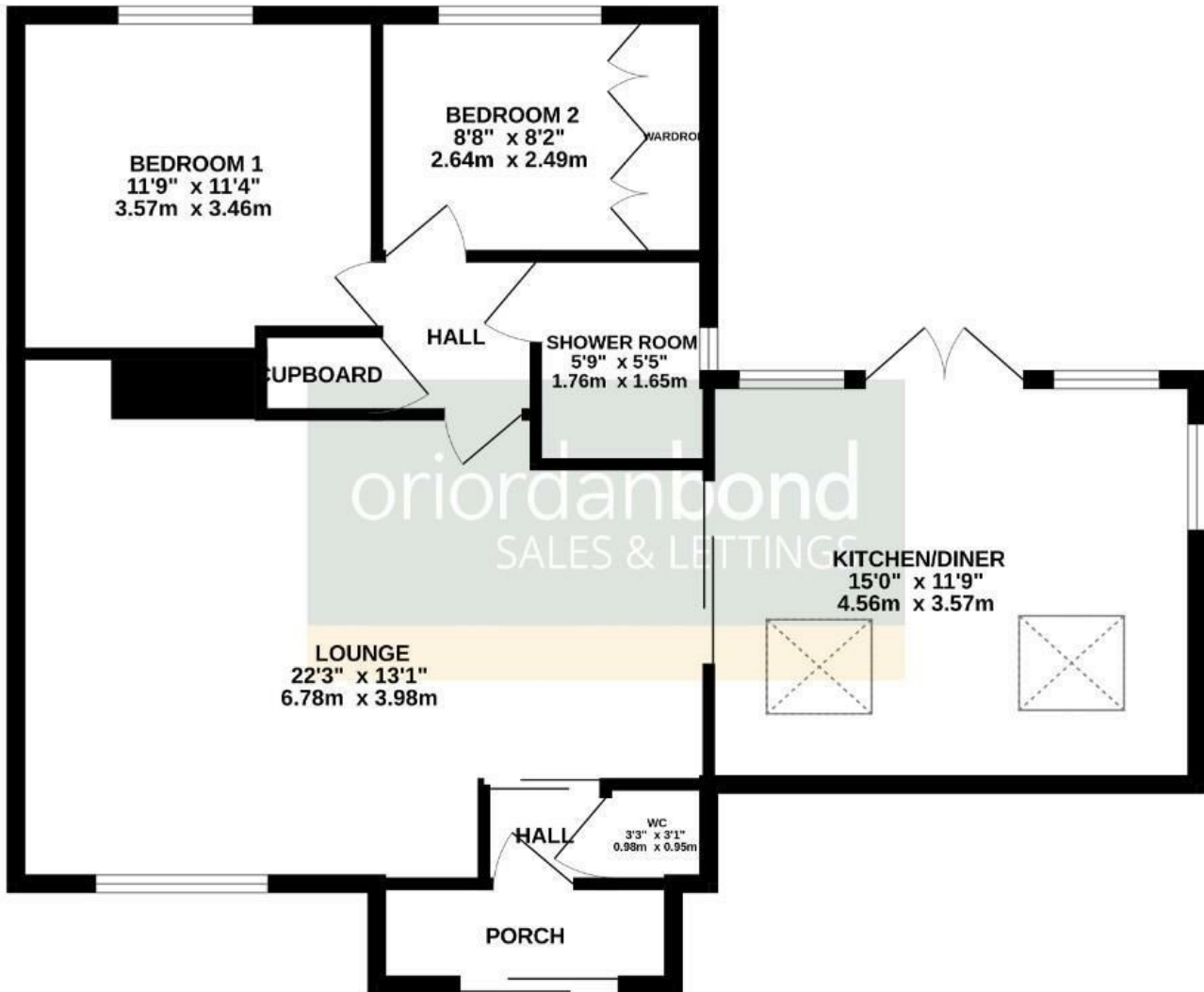
Money Laundering Regulations 2017

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
805 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA : 805 sq.ft. (74.8 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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