



**14 Willmott Road, Rushden
Northamptonshire NN10 0YU
Price £235,000 Freehold**

NEW TO THE MARKET* *MARKETING PHOTOGRAPHY COMING SOON! A modern three bedroom town home situated in this cul-de-sac location on the South side of the Town, benefitting from a rear garden, garage and driveway parking. Well priced, to sell, and with no onward chain, an early viewing is very highly recommended. Three bedrooms, two bathrooms, landing, hall, ground floor cloakroom/WC, lounge, dining room and kitchen.

- Sensibly Priced to Sell
- Lounge
- Ground floor cloakroom / WC
- EPC - C74
- En-suite shower room / WC to master bedroom
- Dining room
- PVC double glazing and gas radiator central heating
- Family bathroom / WC
- Kitchen
- Garage plus off road parking, enclosed rear garden

Location

On heading out of Rushden via the A6 (Bedford Road) turn left into Barrington Road. Upon reaching the next 'T' junction take the right turning into Springfield Road and carry straight along until you get to a roundabout, here take a right-hand turning and Willmott Road can be found on the left-hand side. Upon entering Willmott Road the property can be found on the right-hand side and is identified via our 'for sale' board and all viewings are to be arranged via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - C74

Certificate number - 0273-2846-6682-2520-1071

Accommodation

Ground Floor

Entrance Hall

Lounge 8'3" x 12'4" (2.52 x 3.76)

Dining Area 11'11" x 11'6" (3.64 x 3.50)

Kitchen 8'8" x 7'3" (2.65 x 2.21)

Ground Floor Cloakroom/WC

First Floor

Master Bedroom 10'10" x 8'11" (3.29 x 2.71)

En-suite Shower Room/WC

Bedroom 2 8'7" x 8'11" (2.62 x 2.71)

Bedroom 3 12'8" x 6'2" (3.87 x 1.89)

Bathroom/WC

Landing

Loft access.

Outside

Front

Area of front garden.

Garage

Up and over door to front. The garage is located adjacent to number 16's garage, to the left of the property, as looking at it from the front.

Off Road Parking

Off road parking to the fore of the garage is provided for one vehicle.

Rear garden

Fully enclosed. Gated access to the rear of the garden providing access to the garage and off road parking.

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

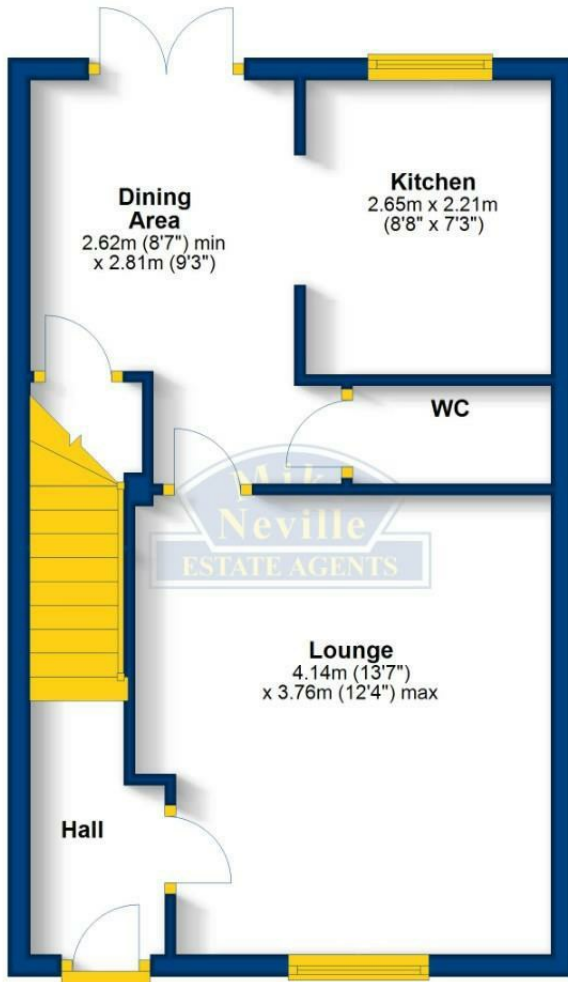
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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).

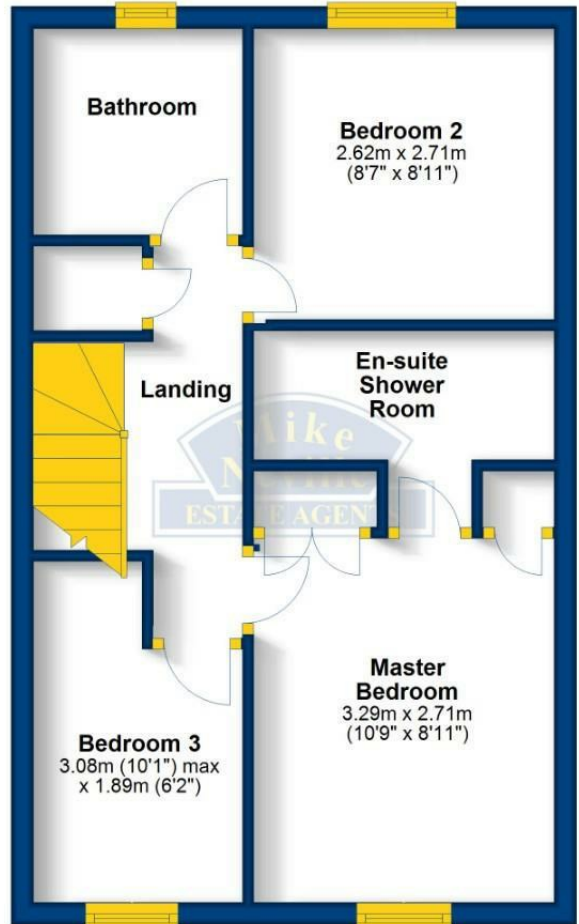
Ground Floor

Approx. 37.1 sq. metres (398.8 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 74.1 sq. metres (797.2 sq. feet)