



**31 Hart Way, Rushden
Northamptonshire NN10 0ZA
Price £250,000 Freehold**

Offered to the open market for sale with no onward chain is this 2014 Barratt Homes built semi, situated in this highly desirable location on the South side of the Town with easy access to The Town Centre, Rushden Lakes and Bedford, being some 13 miles South. The property is within a "stone's throw" of the Rushden Primary Academy School and an early viewing is certainly well advised. Three bedrooms, two bathrooms, landing, hall, ground floor cloakroom/WC, good size lounge, kitchen/dining room, PVC double glazing, gas radiator central heating, off-road parking to the side of the property for two vehicles, enclosed rear garden with storage shed.

- Three bedrooms
- Ground floor cloakroom/WC
- PVC double glazing
- Energy Efficiency Rating - C78
- Master bedroom with fitted wardrobe and en-suite shower room/WC
- Good size lounge
- Gas radiator central heating
- Family bathroom/WC
- Kitchen/dining room
- Off road parking to side of property for two vehicles



Location

Hart Way is situated between Goulsbra Road and Willmott Road, with both Goulsbra Road and Willmott Road being situated off Maye Dicks Road, Maye Dicks Road in turn being situated off Bedford Road (the A5028), on the south side of the town. If unfamiliar with this area we recommend using satellite navigation to assist with directions. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316. The property is identified via our for-sale board.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C78

Certificate number - 0236-7722-6500-0404-8202

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom/WC

Lounge 15'6" x 11'9" (4.73 x 3.59)

Maximum.

Kitchen/Dining Room 11'1" x 15'0" (3.39 x 4.56)

Plus pantry/store.

Wall mounted gas fired boiler for central heating and hot water, concealed in cupboard. Electric oven. Gas hob. Extractor. Space and plumbing for appliances.

First Floor

Landing

Linen cupboard. Loft access.

Bedroom 1 11'9" x 8'6" (3.59 x 2.58)

Plus fitted wardrobe/cupboard.

En-suite Shower Room/WC

With double shower.

Bedroom 2 10'3" x 8'6" (3.12 x 2.58)

Bedroom 3 8'9" x 6'3" (2.66 x 1.90)

Bathroom/WC

Outside

Front

Area of front garden. Driveway approach to side of property, providing off road parking for up to two vehicles. Side gated access through to rear garden.

Rear Garden

Being fully enclosed with large shed included within sale.

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

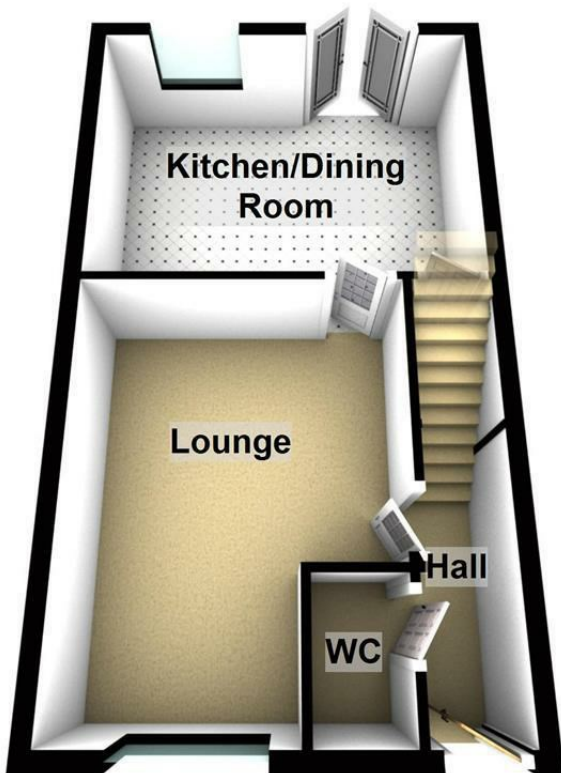
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





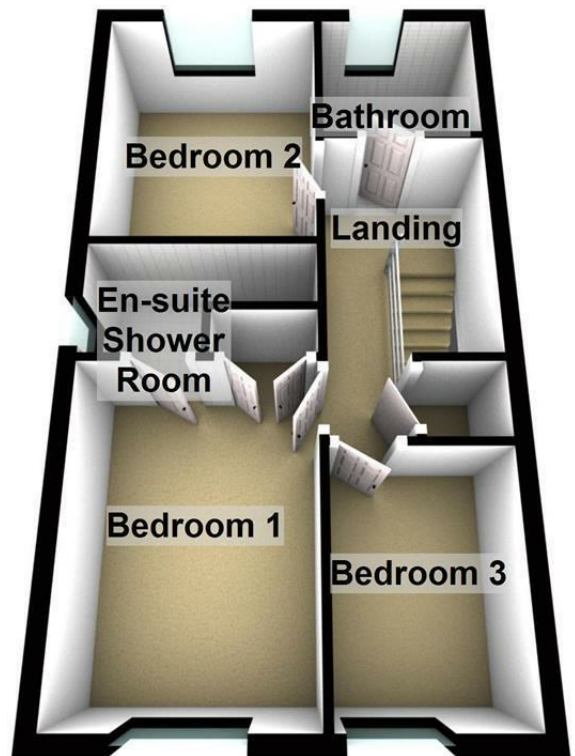
Ground Floor

Approx. 37.4 sq. metres (403.0 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



Total area: approx. 75.0 sq. metres (807.7 sq. feet)