



**9 Haddon Close, Rushden  
Northamptonshire NN10 9HZ  
Offers Over £265,000 Freehold**

\*Do not delay - view this stunning, extended bungalow today to avoid disappointment\* Offered for sale with no onward chain and comprising: hall, lounge, modernised kitchen/dining room, utility cupboard, inner hall, two double bedrooms, modernised shower room/WC, PVC double glazing, gas radiator central heating, driveway, front garden, garage and large rear garden. Only upon viewing will this property be fully appreciated.

- Stunning, extended bungalow
- Hall, lounge, large, modernised kitchen/dining room
- PVC double glazing, gas radiator central heating
- Energy Efficiency Rating - D61
- View today to avoid disappointment
- Utility cupboard, inner hall
- Driveway, front garden, garage and large rear garden
- Offered for sale with no onward chain
- Two double bedrooms, Modernised shower room/WC
- Only upon viewing will this property be fully appreciated



### Location

Off Barnwell Drive. 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

B

### Energy Rating

Energy Efficiency Rating - D61

Certificate number - 8258-7923-5890-5807-9906

### Accommodation

#### Ground Floor

#### Entrance Hall

#### Lounge 14'5" x 11'5" (4.41m x 3.49m)

#### Kitchen/Breakfast Room 14'9" x 10'1" (4.50m x 3.08m)

Plus cupboard, providing space for a tall fridge/freezer, plus utility cupboard - with space and plumbing for washing machine.

Fitted electric oven, electric hob and extractor hood. Space and plumbing for dishwasher.

Loft access - gas fired boiler situated within the loft space.

#### Inner Hallway

#### Bedroom 1 11'8" x 11'5" (3.56m x 3.48m)

Fitted wardrobes.

#### Bedroom 2 10'6" x 9'10" (3.21m x 3.01m)

#### Shower Room/WC 7'7" x 6'9" (2.32m x 2.08m)

#### Outside

##### Front

Area of front garden.

Driveway approach.

Side gated access to side and rear.

##### Garage

### Rear

A fully enclosed rear garden, mainly laid to lawn. Well established and of a good size.

### 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.

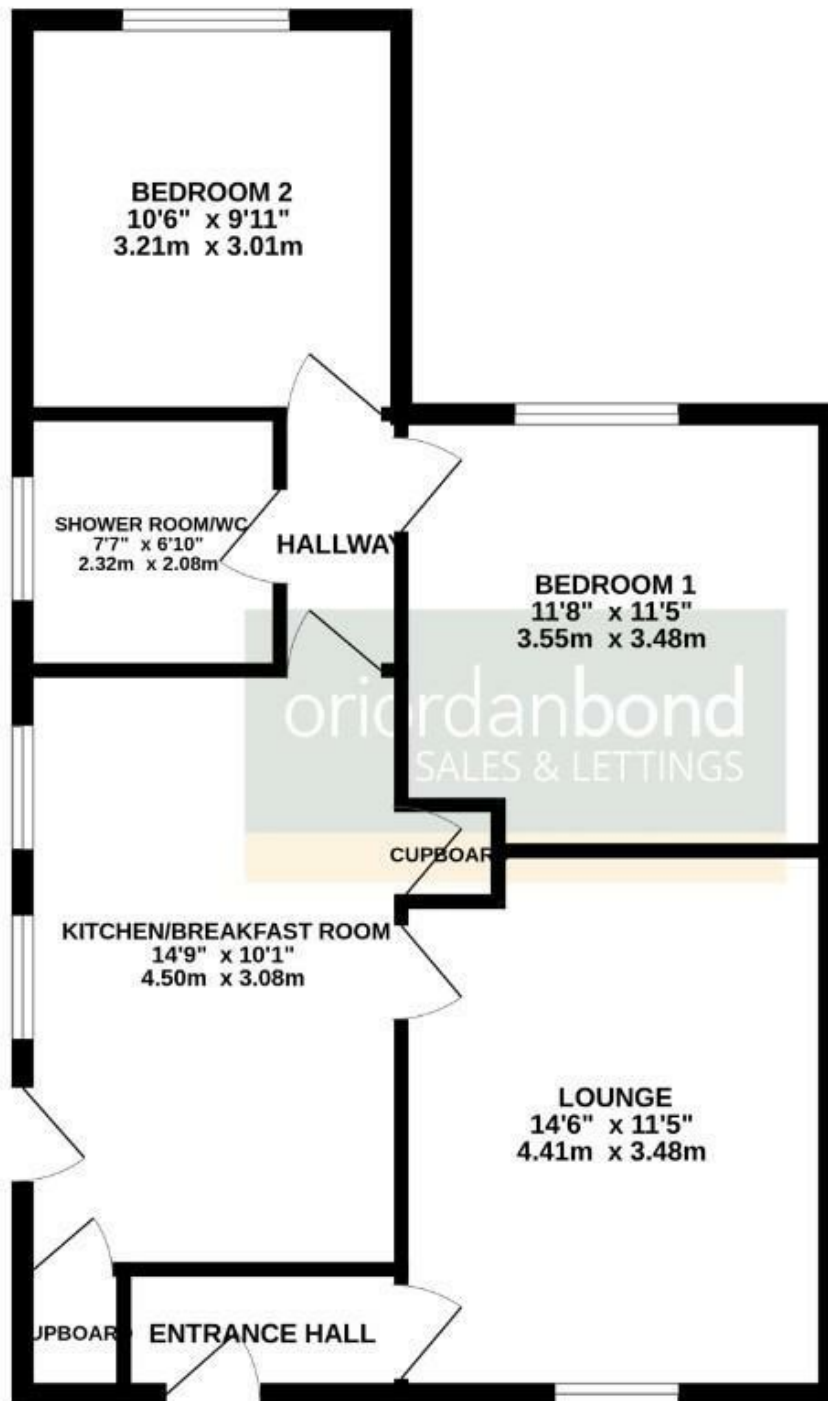
### Money Laundering Regulations 2017

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  
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 668 sq.ft. (62.0 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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