



**28 Maye Dicks Road, Rushden  
Northamptonshire NN10 0YT  
Guide Price £250,000 Freehold**

Situated in a desirable location on the South side of the Town, constructed by Messrs Bloor Homes in 2004/5, is this spacious Town House. With no onward chain, the property has been very recently re-decorated throughout, along with a brand new boiler. This property provides spacious living accommodation, split over 3 floors, thus giving the opportunity for a teenager/relative to have their own, much needed independent space, should they require it. With an enclosed rear garden, single garage, parking, PVC double glazing and gas radiator central heating, an immediate viewing is advised.

- Situated in a desirable location on the South side of the Town
- Enclosed rear garden
- Two Bathrooms
- Energy Efficiency Rating - C72
- With no onward chain, the property has been very recently re-decorated throughout, along with a brand new boiler
- Single garage, parking
- Main Living Room, Kitchen, Ground Floor Cloakroom/WC
- This property provides spacious living accommodation, split over 3 floors
- Three Double Bedrooms
- Viewing Advised



### Location

On Maye Dicks Road, opposite Willmott 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 - C72

Certificate number - 0300-2640-4030-2579-4801

### Accommodation

#### Ground Floor

#### First Floor

#### Outside

#### Front

#### Rear Garden

Fully enclosed with rear gated access.

#### Garage

To the rear of the property with a parking space to the fore of the garage.

### 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

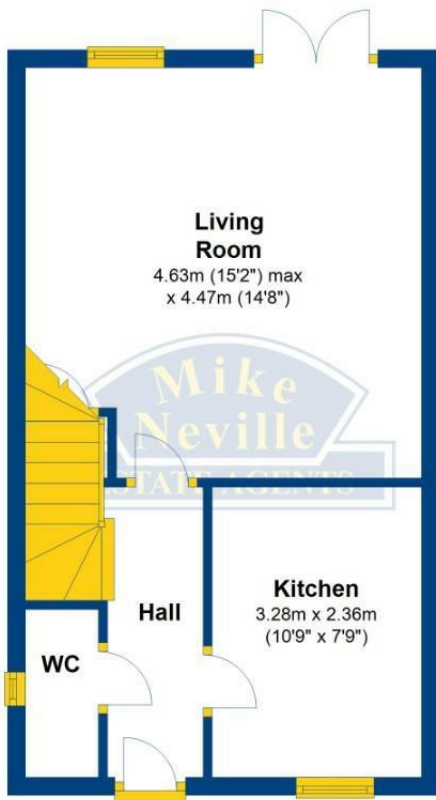
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





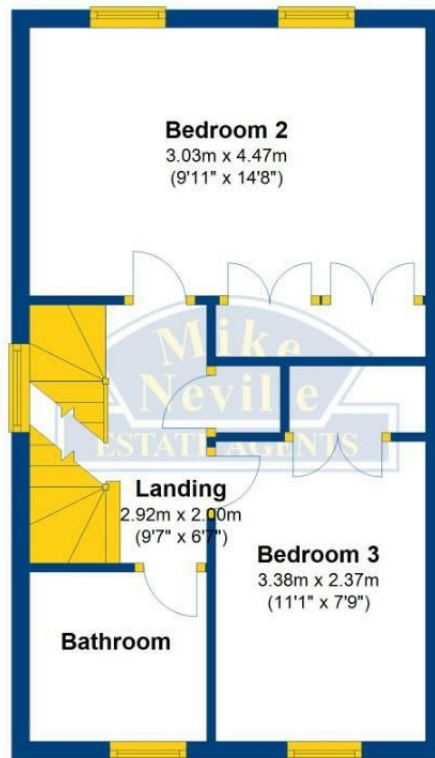
## Ground Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.0 sq. feet)



## Second Floor

Approx. 33.0 sq. metres (354.8 sq. feet)



Total area: approx. 104.7 sq. metres (1127.1 sq. feet)