50 Nippendale, Rushden
Northamptonshire NN10 0DF
Price £260,000 Freehold

Offered to the market is this beautifully presented three bedroom modern detached family home. The property is located on the edge of Rushden Town Centre and has access to local amenities including shops, schools and Rushden Lakes. The Property comprises entrance hallway, open plan lounge/dining room, modern kitchen and downstairs WC . The first floor offers a large master bedroom with built in wardrobes, two further bedrooms and a modern family bathroom. Outside there is a private landscaped rear garden and to the front of the home is a large block paved driveway, which offers off-street parking for several vehicles.

*TENURE - FREEHOLD
*COUNCIL TAX BAND - D

- Three Bedrooms
- Open Plan Lounge/Dining Room
- Downstairs W/C
- Modernised Throughout
- Family Home
- Driveway For Many Vehicles
- Rear Enclosed Garden
- Sought After Location
- Close Access to A6
- Energy Efficient Rating - C76

Location
Off Cromwell 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 - C76

Certificate number - 3001-3139-0122-7025-0493

Accommodation

Ground Floor

Entrance Hall 9'1" x 9'11" (2.77m x 3.04m)

Downstairs W/C 2'7" x 6'9" (0.81m x 2.07m)

Lounge/Dining Room 13'11" x 25'5" (4.26m x 7.75m)

Kitchen 6'2" x 13'11" (1.89m x 4.25m)

First Floor

Landing 2'11" x 20'10" (0.90m x 6.36m)

Bedroom 1 10'4" x 12'9" (3.17m x 3.90m)

Bedroom 2 10'7" x 8'11" (3.23m x 2.73m)

Bedroom 3 7'9" x 8'3" (2.38m x 2.52m)

Bathroom 5'6" x 8'10" (1.70m x 2.70m)

Outside

Driveway

Rear Garden

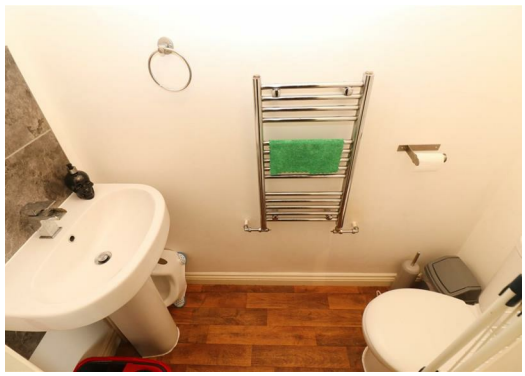
Agents Note
If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

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.

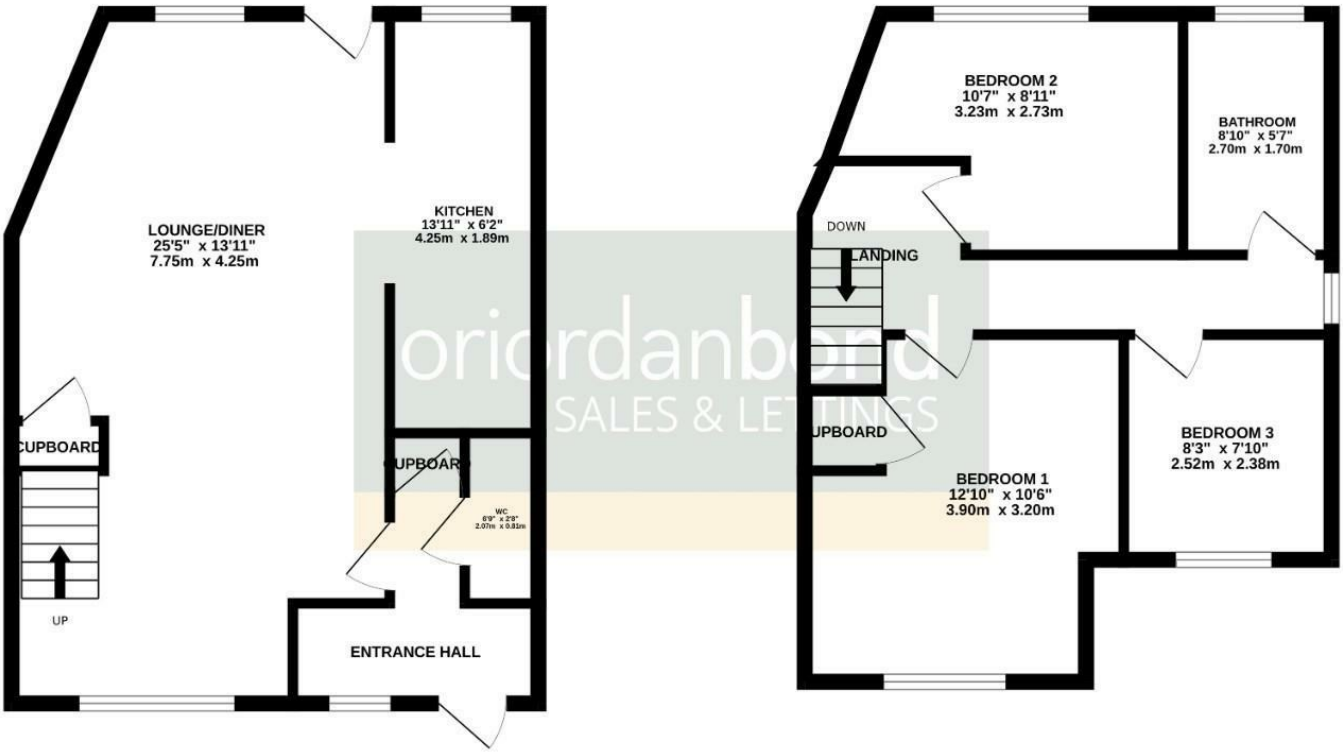
Floorplans
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 907 sq.ft. (84.3 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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