



**69 Queen Street, Rushden
Northamptonshire NN10 0AY
Price £210,000 Freehold**

Mike Neville Estate Agents are delighted to offer to the open market for sale this spacious three bedroom terrace property, with a short onward chain, benefiting from a garage to the rear - a rarely available and important feature with these sorts of properties. The property is presented in very good order throughout and is well situated, within walking distance to the local amenities and easy access to all major road links. Comprising: three bedrooms, modern first floor four-piece bathroom, landing, porch, hall, lounge with bay, dining room and modern kitchen. Externally, the garage, of course, plus an enclosed rear garden. Early viewing advised.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - A

- Three Bedrooms
- Two Reception Rooms
- Low Maintenance Rear Garden
- Energy Efficient Rating - D65
- Re-fitted Kitchen
- Single Garage
- Town Centre Location
- Four Piece Modern Bathroom
- Modernised Throughout
- Close Access To A6



Location

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

CTB - Band A

Energy Rating

Energy Efficiency Rating - D65

Certificate number - 9858-9989-6212-4141-8990

Ground Floor

Entrance Hall

Lounge 12'2" x 10'11" (3.71m x 3.33m)

Dining Room 12'7" x 12'0" (3.84m x 3.66m)

Kitchen 7'3" x 9'1" (2.23m x 2.79m)

First Floor

Landing 4'11" x 12'0" (1.52m x 3.67m)

Bedroom 1 10'0" x 9'10" (3.06m x 3.00)

Bedroom 2 9'1" x 10'10" (2.78m x 3.32m)

Bedroom 3 6'0" x 7'8" (1.85m x 2.35m)

Four Piece Family Bathroom 7'3" x 9'11" (2.21m x 3.04m)

Outside

Rear Garden

Single 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

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

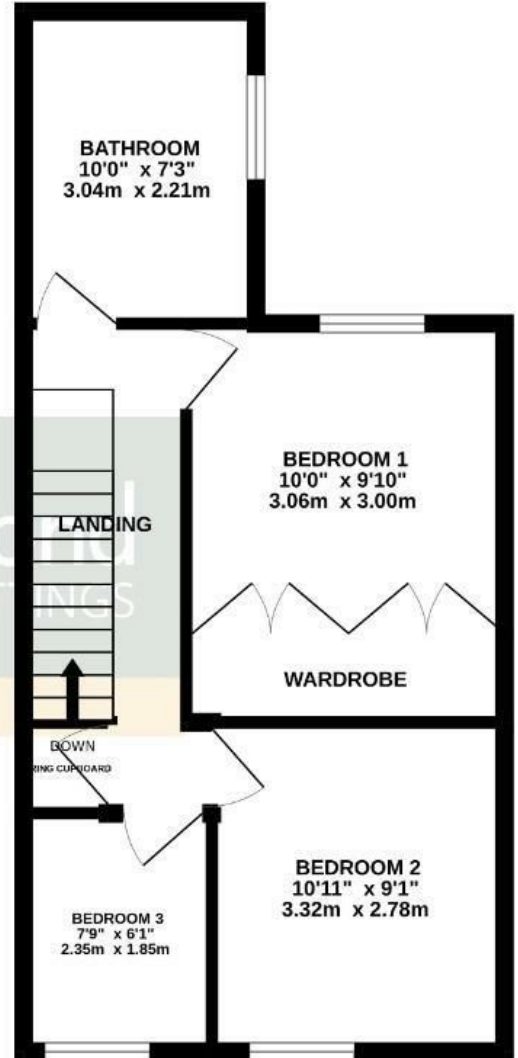
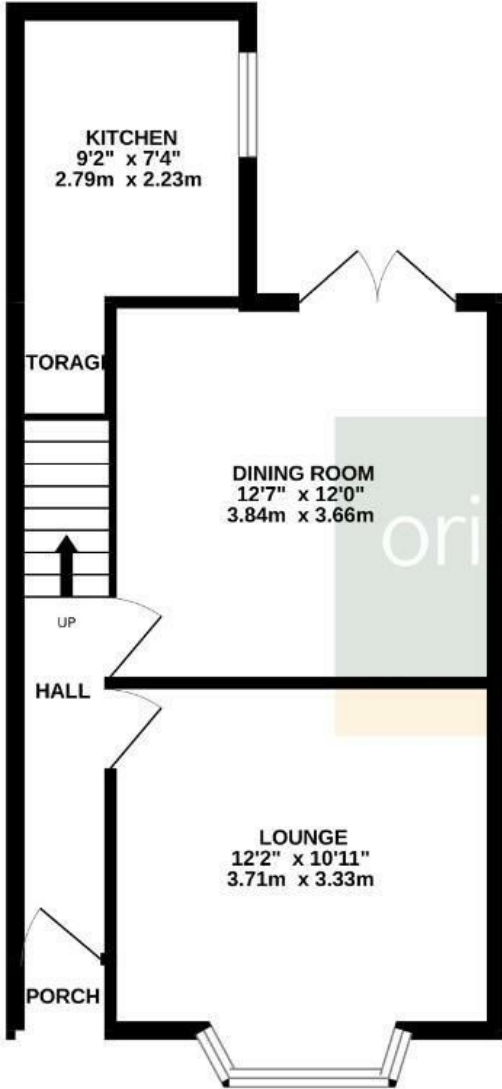
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.

1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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.
Made with Metroplan ©2020