



**24 Balmoral Avenue, Rushden  
Northamptonshire NN10 0BE  
O.I.R.O £230,000 Freehold**

Mike Neville are delighted to offer to the market with no upward chain this three bedroom semi-detached property with a single garage and driveway located on a corner plot. The property is an ideal First Time Purchase and is located within a sought after location close to local amenities. The property comprises entrance hall, open plan lounge/dining room and kitchen with pantry cupboard. To the first floor are three bedrooms, family bathroom and separate w/c. Outside to the property is a private front garden, rear enclosed garden and single garage.

\*TENURE - FREEHOLD  
\*COUNCIL TAX BAND - B

- No Onward Chain
- Separate Upstairs W/C
- Close Access to A6
- Energy Performance Certificate - C70
- Three Bedrooms
- Single Garage
- Sought After Location
- Open Plan Lounge/Dining Room
- Driveway
- Semi-Detached Property



### 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 - B

### Energy Rating

Energy Efficiency Rating - C70

Certificate number - 2120-6502-8050-8195-1395

### Accommodation

#### Ground Floor

#### Entrance Hall

Lounge 11'11" x 10'11" (3.64m x 3.33m)

Dining Room 9'4" x 8'10" (2.87m x 2.71m)

Kitchen 10'2" x 8'11" (3.12m x 2.72m)

#### First Floor

#### Landing

Bedroom 1 10'4" x 10'11" (3.17m x 3.34m)

Bedroom 2 11'1" x 9'3" (3.40m x 2.83m)

Bedroom 3 6'5" x 10'11" (1.97m x 3.34)

Family Bathroom 5'5" x 5'9" (1.66m x 1.76m)

Separate W/C 2'8" x 5'9" (0.83m x 1.76m)

#### Outside

#### Front

#### Driveway

Single Garage 9'3" x 16'8" (2.83m x 5.09m)

#### 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](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.

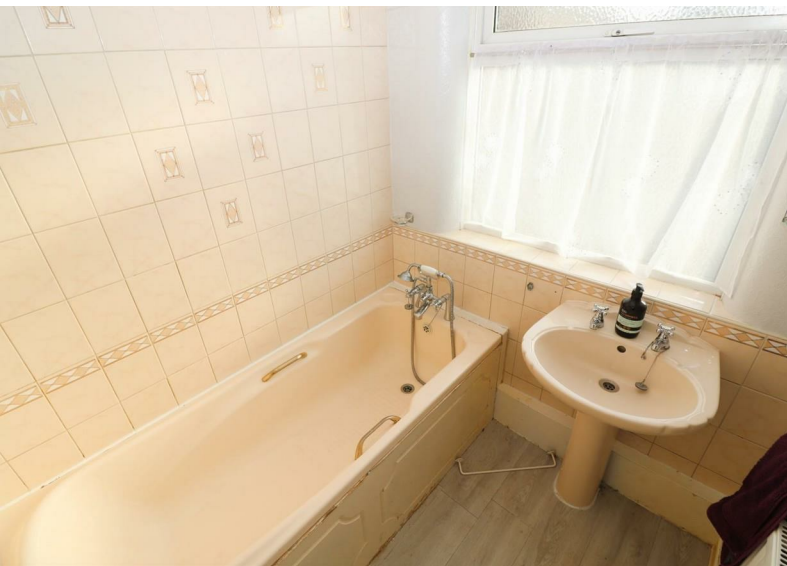
#### Floorplans

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

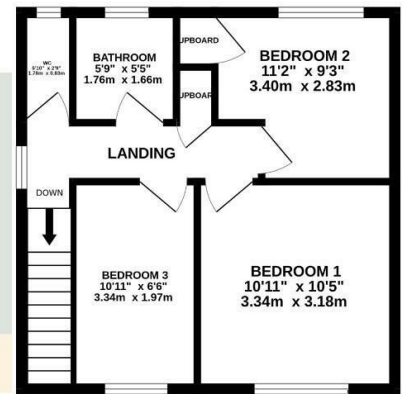
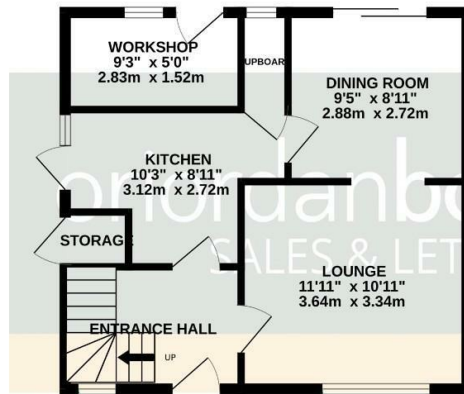
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.

1ST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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