



**54 Talbot Road, Rushden  
Northamptonshire NN10 9NS  
Price £260,000 Freehold**

Mike Neville Estate Agents are delighted to market for sale this three bedroom half bay fronted semi-detached property. The property is located in a sought after location within close walking distance of local amenities and direct access routes to the A6 and A45. The accommodation in brief comprises: entrance hall, living room, kitchen/dining room and conservatory to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a well proportioned rear garden and a front garden. Benefits include gas radiator central heating and uPVC double glazing.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - B

- Three Bedrooms
- Conservatory
- Spacious Rear Garden
- Energy Efficiency Rating - D66
- Modern Family Bathroom
- Seperate Lounge
- Walking Distance To Local Amenities
- Kitchen/Dining Room
- Gas Central Heating
- Direct Road Links 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

### Energy Rating

Energy Efficiency Rating - D66

Certificate number - 0360-2122-9520-2096-3931

### 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).

### Entrance Hall

Lounge 12'4" x 13'7" (3.78m x 4.16m)

Kitchen/Dining Room 16'1" x 9'10" (4.91m x 3.02m)

Conservatory 10'5" x 9'11" (3.20m x 3.03m)

### First Floor

Bedroom 1 10'6" x 11'3" (3.22m x 3.44m)

Bedroom 2 9'9" x 9'11" (2.99m x 3.03m)

Bedroom 3 6'5" x 6'7" (1.98m x 2.03m)

Bathroom 19'4" x 14'9" (5.9m x 4.5m)

### Outside

Front Garden

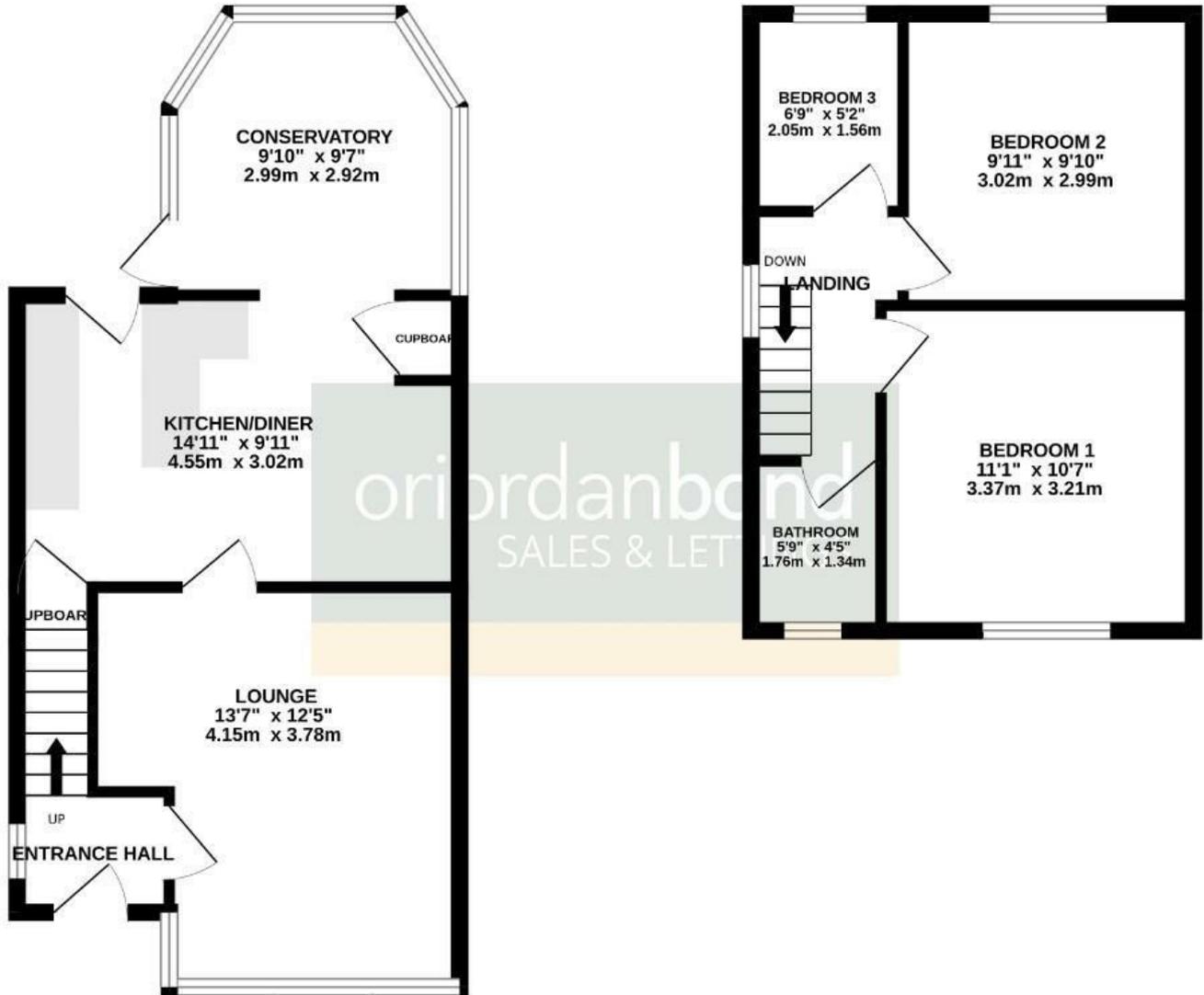
Rear Garden





GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 739 sq.ft. (68.7 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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