



**17 Temple Gardens, Rushden
Northamptonshire NN10 0GN
Price £265,000 Freehold**

Situated in a sought after cul-de-sac location, close to the A6 Bypass and not directly overlooked from the immediate rear, is this well presented Town Home, providing three double bedrooms, two bathrooms and further benefitting from being offered for sale with no onward chain. Externally, boasting an enclosed rear garden, driveway parking, a carport and a garage, only upon viewing will one appreciate all that is on offer here. An ideal first time purchase, family home or indeed buy to let investment. Please contact ourselves, the Sole Selling Agents, to arrange to view.

- No Onward Chain
- Kitchen/Dining Room
- Single Garage with Carport For Private Parking
- Energy Efficient Rating - TBC - EPC has Been Ordered
- Three Double Bedrooms
- Ground Floor Cloakroom/WC
- Walking Distance to Local Amenities
- Spacious Lounge
- En-suite To Master Bedroom
- Located off John Clark Way with close Access to the A6 Bypass



Location

Temple Gardens is situated off Vicarage Road, which in turn is situated off Windsor Road. Windsor Road itself is situated just off the A6 bypass link road, John Clark Way, with the property being identified by our for sale board. If unfamiliar with this area we recommend using satellite navigation. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - TBC - EPC ordered

Certificate number - TBC - EPC ordered

Accommodation

Ground Floor

Hall

Lounge 16'10" x 9'8" (5.15m x 2.95m)

Kitchen/Dining Room 8'0" x 13'3" (2.44m x 4.06m)

Ground Floor Cloakroom/WC 3'6" x 5'1" (1.07m x 1.56m)

First Floor

Landing

Bedroom 1 9'0" x 12'5" (2.76m x 3.80m)

En-suite Shower Room/WC 9'0" x 3'10" (2.76m x 1.18m)

Bedroom 2 8'3" x 13'3" (2.53m x 4.04m)

Bedroom 3 12'2" x 8'11" (3.71m x 2.74m)

Bathroom/WC 7'10" x 6'2" (2.40m x 1.88m)

Outside

Carport/Driveway

Single Garage

Rear Garden

Fully enclosed. Side gate to driveway, car port and 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

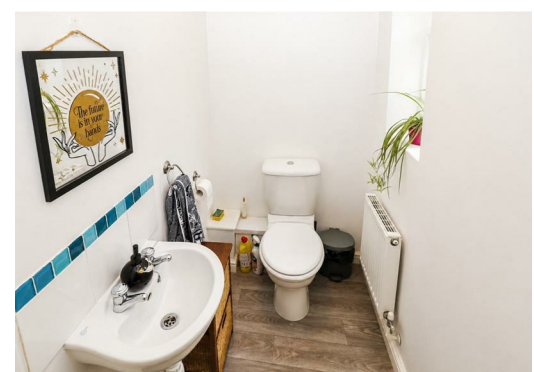
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

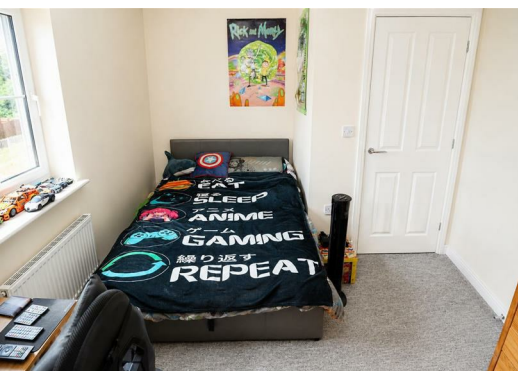
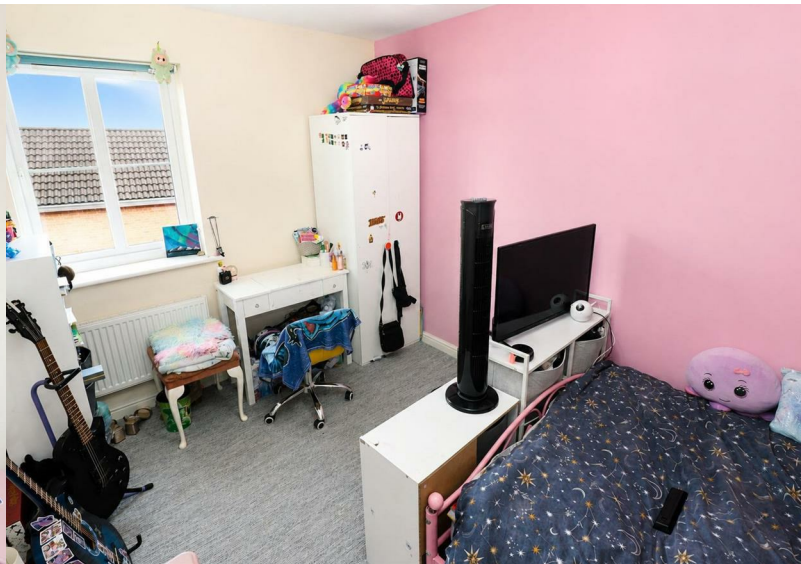
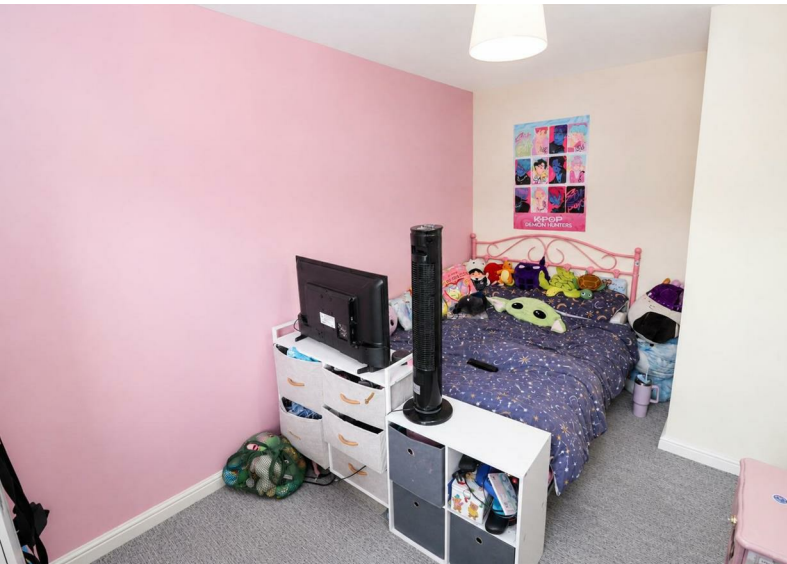
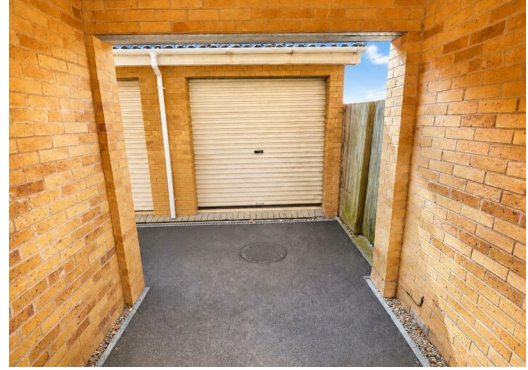
Floorplans

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
362 sq.ft. (33.6 sq.m.) approx.

1ST FLOOR
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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.
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