



80 Greenacre Drive, Rushden Northamptonshire NN10 0XA Price £235,000 Freehold

Mike Neville Estate Agents have the pleasure of offering to the market for sale, with no onward chain, this two double bedroom, modern, semi detached home, situated in this highly sought after cul-de-sac on the South side of the Town, with an immediate viewing very highly recommended. This lovely property would make an ideal purchase for first time buyers, as a buy to let investment or indeed as a bolt-hole. Two double bedrooms, useful loft room with velux roof window, bathroom/WC, landing, hall, lounge, kitchen/diner and conservatory. Externally, there is a larger than average rear garden and a long driveway. NB - subject to a suitable sale/purchase price being agreed upon/further negotiation, this property can be sold (pretty much) as seen. NB - previous planning permission for a loft conversion and a ground floor rear extension was granted and could be applied for again by any new owner, if so required. (Property floorplans coming soon - don't delay - view today!)

- No onward chain - Immediate viewing very highly recommended
- Hall, lounge, kitchen/diner and conservatory
- NB - subject to a suitable sale/purchase price being agreed upon/further negotiation, this property can be sold (pretty much) as seen
- EPC rating - C69
- Highly sought after cul-de-sac on the South side of the Town
- Larger than average rear garden
- NB - previous planning permission for a loft conversion and a ground floor rear extension was granted and could be applied for again by any new owner, if so required
- Two double bedrooms, Loft Room, Landing
- Long driveway
- This lovely property would make an ideal purchase for first time buyers, as a buy to let investment or indeed as a bolt-hole



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

B

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 9558-2920-6220-5608-4920

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

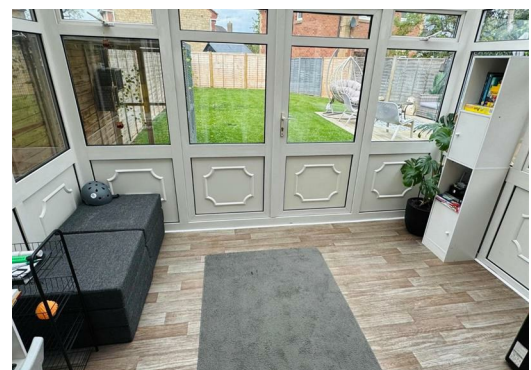
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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

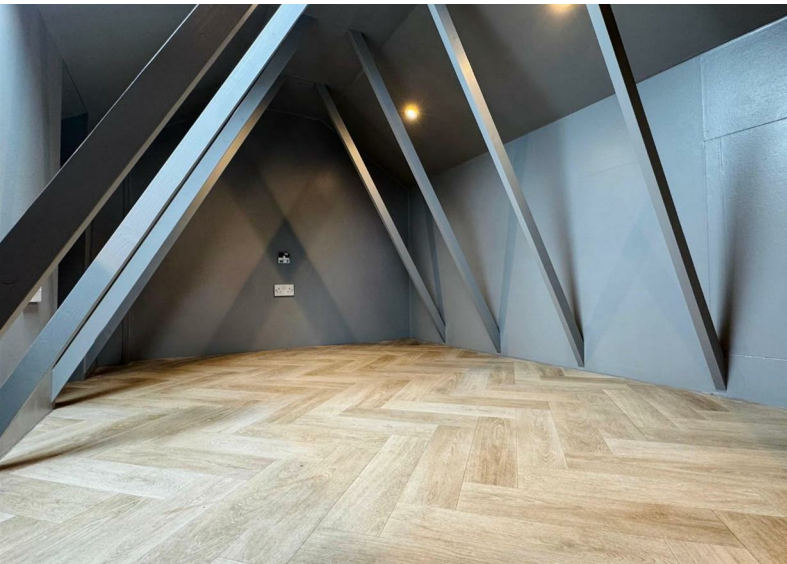
Floorplans

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).







Part Of

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