



**18 Blenheim Close, Rushden  
Northants NN10 9JA  
Price £245,000 Freehold**

Situated in a quiet, rarely available cul-de-sac location, is this well established, two double bedroom semi-detached bungalow. Externally, you will find a good size rear garden, a single garage and off-road parking. \* (Please note - this property is currently subject to an insurance claim due to a recent burst water pipe within the loft space. The property, under this insurance claim, should be re-decorated, re-carpeted and have a new kitchen fitted, along with any other relevant improvement works. If not fully agreed under the insurance claim, some improvement works will be carried out and a lesser, price-reflected offer/sale price will be considered, in light of this)\* Please contact James Coles, Branch Manager, for further information.

- Quiet, rarely available cul-de-sac location
- Single garage and off-road parking
- Offers considered if full improvement works not completed
- Energy Efficiency Rating - F30
- Well established, two double bedroom semi-detached bungalow
- Subject to an insurance claim due to a recent burst water pipe within the loft space
- Viewing Advised
- Good size rear garden
- Improvement works to take place
- Please contact James Coles, Branch Manager, for further information



### **Location**

Blenheim Close can be found off Barnwell Drive, which in turn can be found off Hall Avenue. 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 - F30

Certificate number - 3320-9172-0066-8009-1683

### **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**

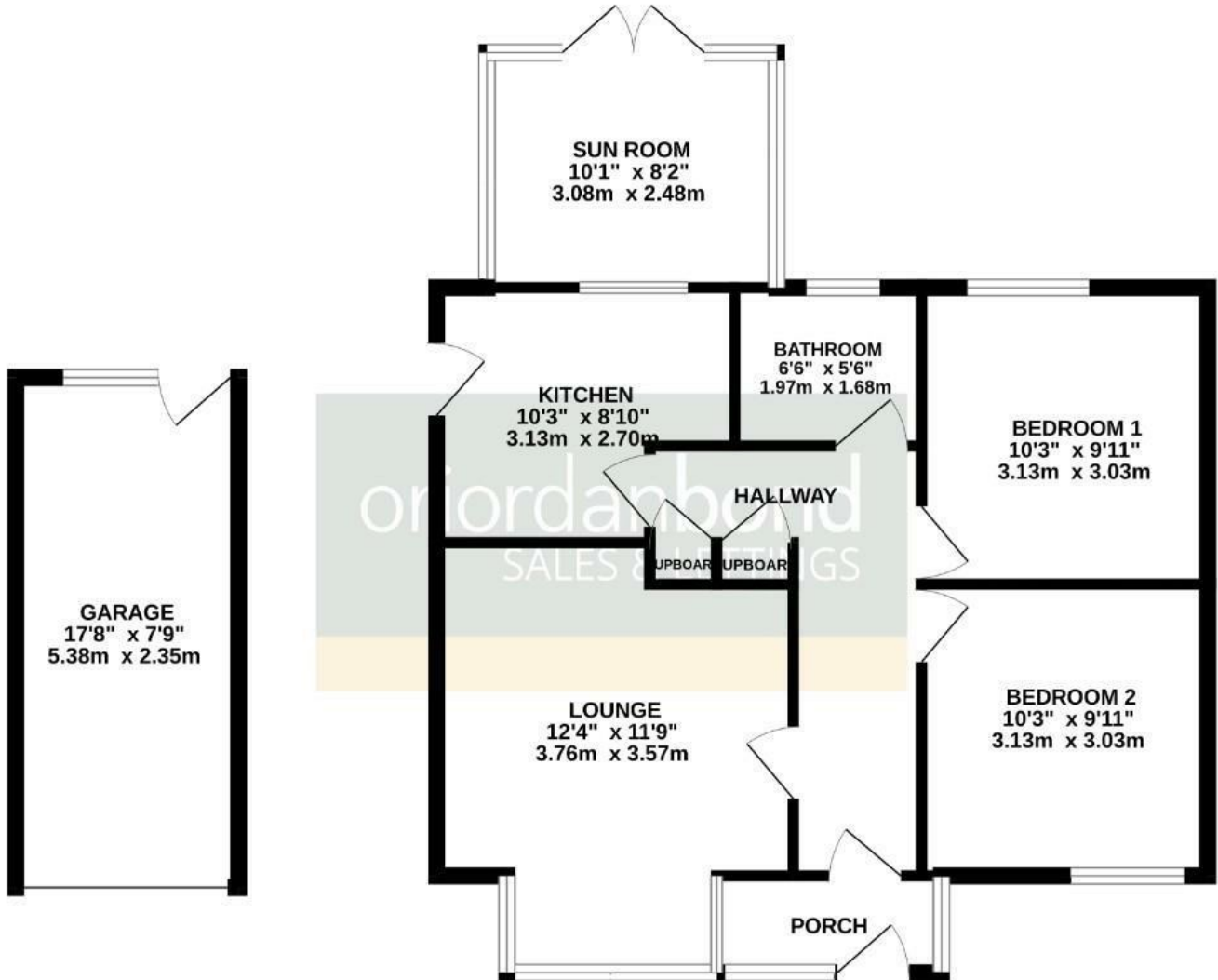
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### **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**  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA : 812 sq.ft. (75.4 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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