



**3 Dingle Road, Rushden
Northamptonshire NN10 6RX
Price £245,000 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this established, modernised, semi-detached home, situated in a sought after, convenient residential location, with open aspect views to the front/side. The property benefits from two double bedrooms, a Jack & Jill en-suite washroom/WC, living room, kitchen and conservatory. An ideal first-time purchase or family home.

- Two main double bedrooms
- Kitchen
- Gas radiator central heating, Replacement PVC double Glazing
- Energy Rating - C69
- Jack & Jill en-suite washroom/WC
- Conservatory
- Front garden and driveway parking
- Living room
- Ground floor bathroom/WC
- Pleasant enclosed rear garden



Location

Dingle Road is situated off Melloway Road, with Melloway Road situated off Irchester Road and Masefield Drive. On turning into Dingle Road off Melloway Road the property can be found on the left-hand side, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 6511-0166-3002-0094-3506

Additional Information

Replacement PVC Double Glazing - Front - 2019. Rear 2021.

Roof overhauled during 2021.

Wall mounted Worcester gas fired boiler providing central heating and hot water.

N.B

This property is occupied. Our marketing photography shown has been edited to remove our vendor clients personal effects.

Accommodation

Ground Floor

Hall

Cupboard.

Ground Floor Bathroom / WC

Wall mounted Worcester gas fired boiler.
Cupboard.

Living Room 15'7" 10'9" (4.77m 3.30m)

Kitchen 14'3" x 6'9" (4.36m x 2.08m)

Conservatory 13'2" x 7'3" (4.03m x 2.21m)

Of brick and PVC double glazed construction with a glass roof.
Power and light connected.

First Floor

Landing

Loft access. The loft is part boarded.

Bedroom 1 15'5" x 9'10" (4.70m x 3.00m)

Maximum measurement.



Bedroom 2 9'10" x 9'6" (3.02m x 2.92m)

Jack & Jill Washroom / WC

Door to/from bedrooms one and two.

Outside

Front

Established and providing good off road parking.
Side gate to rear.

Rear Garden

Fully enclosed and well established.

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

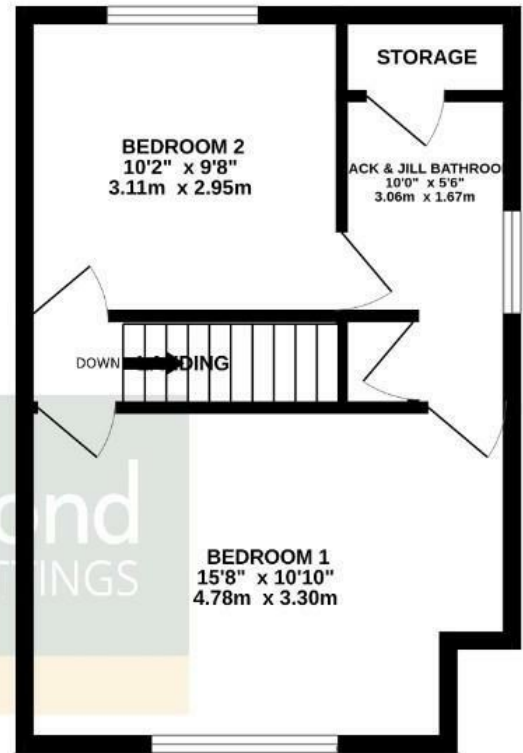
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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