



**70 Gloucester Crescent, Rushden
Northamptonshire NN10 0BN
Price £225,000 Freehold**

We are delighted to offer to the market for sale with no onward chain this three bedroom end of terrace property, with a single garage and driveway, situated on a corner plot. The property would make an ideal first time purchase or family home and is located within a sought after residential area, close to local amenities. The property comprises: entrance hall, open plan lounge/dining room and kitchen with pantry. To the first floor are a landing, three bedrooms, family bathroom and separate WC. Outside are front, side and rear gardens, single garage, driveway, utility room and store. Well priced, to sell. Viewing advised.

- No onward chain
- Situated on a corner plot
- Front, side and rear gardens
- Energy Efficiency Rating - C72
- Three bedroom end of terrace property
- Ideal first time purchase or family home
- Viewing advised
- Single garage and driveway
- Sought after residential area, close to local amenities
- Well priced, to sell



Location

Off Upper Queen Street, Kent Road and Balmoral 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

A

Energy Rating

Energy Efficiency Rating - C72

Certificate number - 9878-6098-7213-0936-1964

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

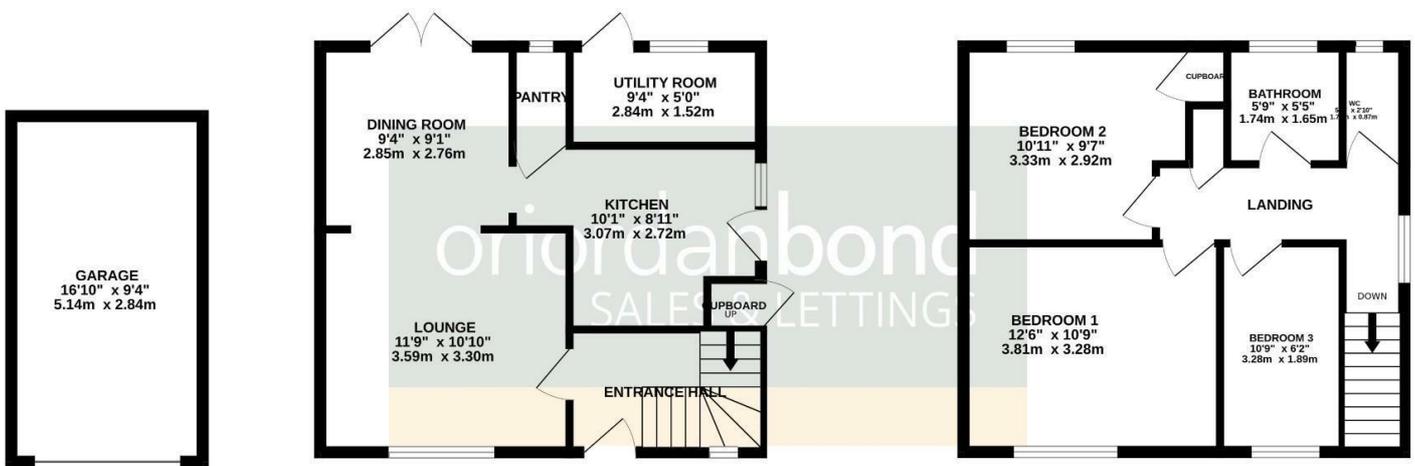
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
581 sq.ft. (54.0 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA : 1005 sq.ft. (93.4 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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