



**8 Sartoris Road, Rushden  
Northamptonshire NN10 9TL  
Price £249,500 Freehold**

\*Internal marketing photos coming soon\* An outstanding 2018/2019 built town house, situated within a small development, constructed at the time by local builders messrs Tophaven Sustainable Construction Ltd. Very appealing for first time buyers, families, downsizers and buy to let investors alike. This spacious property comprises 3 bedrooms with an en-suite to the master bedroom, family bathroom, landing, hall, ground floor cloakroom/WC, lounge, kitchen/diner, rear garden and designated off road parking for two vehicles. Contact ourselves today for further information and to arrange to view. NO ONWARD CHAIN.

- NO ONWARD CHAIN
- Family Bathroom
- Kitchen/Diner
- Energy Efficiency Rating - B85
- Three Bedrooms
- Ground Floor Cloakroom/WC
- Rear Garden
- En-Suite To Master Bedroom
- Lounge
- Parking Spaces For Two Vehicles



### Location

Located on the corner, where Sartoris Road meets Windmill Road. 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

C

### Energy Rating

Energy Efficiency Rating - B85  
Certificate Number: 0248-6975-7352-6681-0930

### Accommodation

#### Ground Floor

##### Hall

##### Ground Floor Cloakroom / WC

##### Lounge 21'1" x 11'10" (6.42 x 3.60)

Maximum measurement, plus stairs & under stairs cupboard.

##### Kitchen / Dining Room 12'10" x 15'0" (3.91 x 4.56)

Maximum measurement.

#### First Floor

##### Landing

Cupboard.

##### Master Bedroom 11'6" x 9'1" (3.51 x 2.76)

Plus door recess, plus built in wardrobes.

##### En-Suite Shower Room / WC

##### Bedroom 2 14'2" x 7'1" (4.32 x 2.17)

Plus door recess.

##### Bedroom 3 10'10" x 7'7" (3.31 x 2.31)

##### Bathroom / WC

#### Outside

##### Front

Front forecourt.

### Rear Garden

Enclosed. Side gated access.

### Parking

Allocated parking spaces for two vehicles.

### 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.mikeneville.co.uk/privacy](http://www.mikeneville.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).





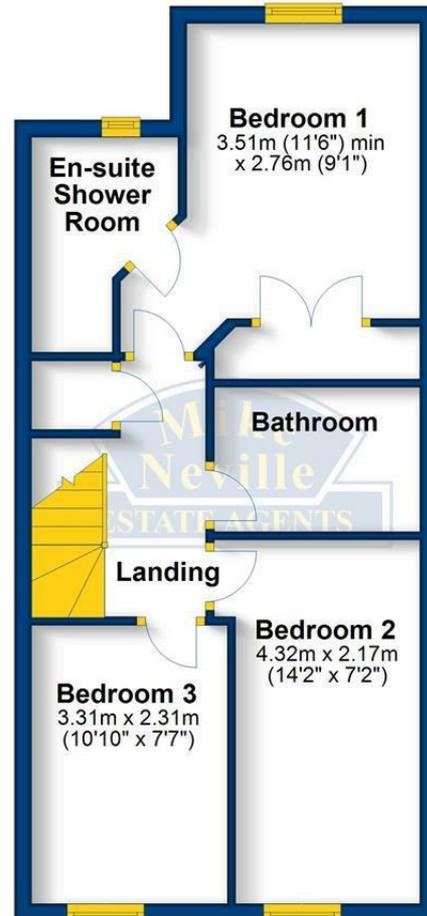
## Ground Floor

Approx. 45.1 sq. metres (485.5 sq. feet)



## First Floor

Approx. 45.4 sq. metres (488.9 sq. feet)



Total area: approx. 90.5 sq. metres (974.5 sq. feet)