



**2 The Hedges, Rushden  
Northamptonshire NN10 6DJ  
£267,500 Freehold**

We are delighted to offer for sale, with no onward chain, this deceptively spacious ex-local authority end of terrace home, having been lived in by the same family for some 70 years. The property has been recently renovated throughout to include a new radiator central heating system, a complete rewire and new plumbing throughout. Boasting three bedrooms, a good size, new family bathroom, lounge, separate dining room and a new kitchen. Externally, you will find a large rear garden, outside store and off road parking for several vehicles. Located within walking distance of Higham Ferrers Town centre, local amenities, popular schools for all age groups and Rushden Lakes. An ideal first time purchase, family home or indeed buy to let investment. Early viewing advised.

- Recently Renovated Throughout
- Re-Plumbed
- Rear Hall / Utility Area, Ground Floor WC and Store
- Energy Efficiency Rating - D64
- New Central Heating System
- New Kitchen
- Large Rear Garden with Further Store
- Rewired Throughout
- New Family Bathroom / WC
- Off Road Parking for Several Vehicles



### Location

The Hedges runs parallel to Handcross Way, with the property being found towards the Rushden end of The Hedges, as identified via our for sale board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - D64

Certificate number - 8111-8174-3002-0000-3396

### Accommodation

#### Ground Floor

##### Hall

Under stairs cupboard.

**Lounge 11'10" x 12'4" (3.61m x 3.75m)**

**Dining Room 11'11" x 10'4" (3.63m x 3.15m)**

**Kitchen 11'11" x 7'9" (3.63m x 2.36m)**

Maximum measurement, including pantry. Fitted electric oven. Ceramic hob. Extractor hood. Space and plumbing for appliances.

##### Rear Hall / Utility Area

Space and plumbing for appliances. Power and light connected.

##### Ground Floor Cloakroom / WC

**Store 4'4" x 8'4" (1.31m x 2.54m)**

Power and light connected.

#### First Floor

##### Landing

Loft access via loft ladder. New gas fired boiler situated within the loft space. Linen cupboard.

**Bedroom 1 10'9" x 11'0" (3.28m x 3.36m)**

Maximum measurement, plus cupboard, plus door recess.

**Bedroom 2 10'2" x 11'0" (3.11m x 3.36m)**

Maximum measurement, plus cupboard.

**Bedroom 3 10'0" x 7'4" (3.04m x 2.23m)**

Maximum measurement, including cupboard.

##### Bathroom / WC

### Outside

#### Front

Off road parking for several vehicles by way of a gravelled frontage. Side gate to rear garden.

#### Rear Garden

Fully enclosed and of a good size. Patio and garden path leading on to main lawn area.

**Store 8'7" x 3'0" (2.62m x 0.93m)**

#### 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)

#### Money Laundering Regulations 2017

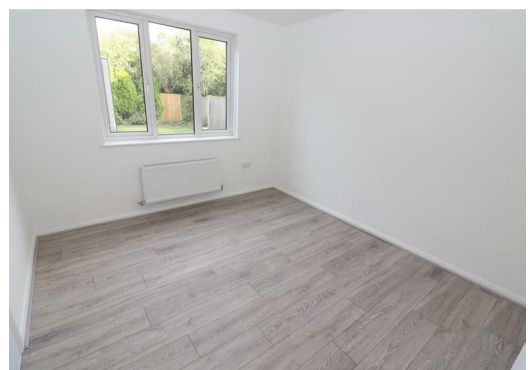
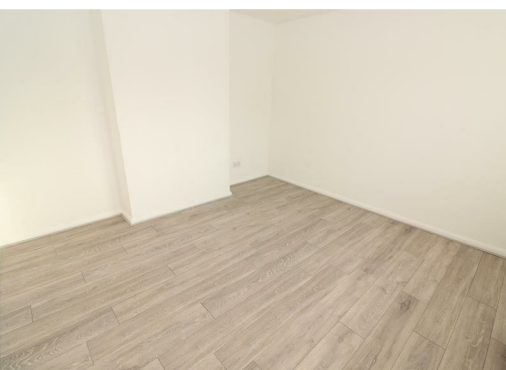
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

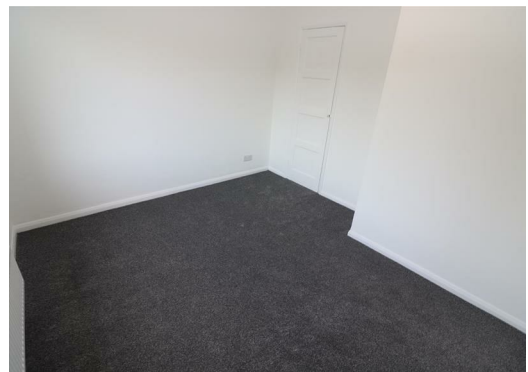
#### Floorplans

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.

#### Disclaimer

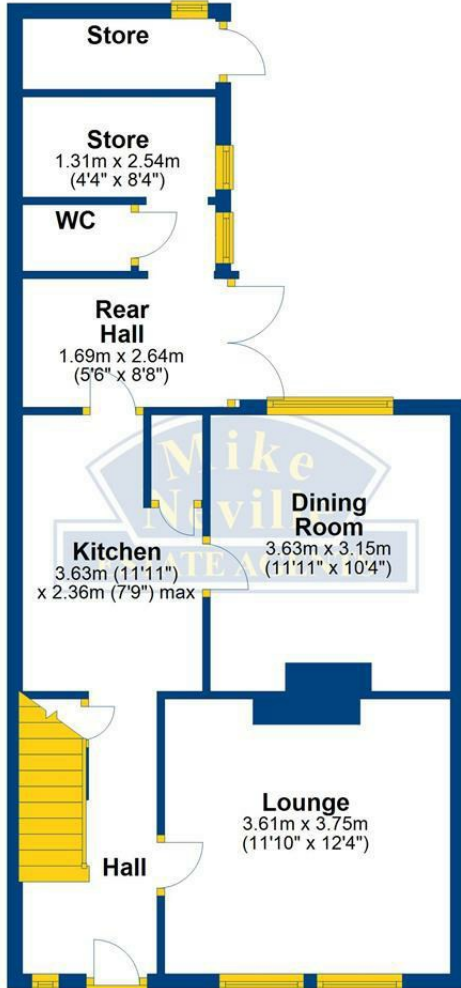
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### Ground Floor

Approx. 54.7 sq. metres (588.4 sq. feet)



### First Floor

Approx. 41.6 sq. metres (448.2 sq. feet)



Total area: approx. 96.3 sq. metres (1036.6 sq. feet)



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