



**9 Wheatcroft Gardens, Rushden
Northamptonshire NN10 0EX
£199,950 Freehold**

We are delighted to offer for sale with no onward chain this Westbury Homes 1989/1990 constructed modern, yet now well established end of terrace property, situated in an established, quiet and very convenient residential location, with all local amenities within comfortable walking distance. The property offers scope for improvement and boasts two bedrooms, shower room, landing, hall, lounge, kitchen/breakfast room, ground floor cloakroom, fully enclosed rear garden and allocated parking for two vehicles. A fantastic opportunity for first time buyers, as a bolt-hole or as a buy to let investment - immediate viewing advised.

- No Onward Chain
- All Local Amenities Within Walking Distance
- Three Reception Rooms / Areas
- Energy Efficiency Rating - B82
- Ideal First Time Purchase
- Solar Panels - Owned by the Property and Included within the Sale
- Small Enclosed Rear Garden with Shed and side gated Access
- Cul-De-Sac Location
- Two Bedrooms
- Allocated Off Road Parking for Two Vehicles



Location

Wheatcroft Gardens can be found off Robinson Road and Barker Close. The property can be found, as identified via 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 - B82

Certificate number - 1320-0124-0070-4090-1473

Accommodation

Ground Floor

Hall

Utility cupboard.

Lounge 13'5" x 13'8" (4.08m x 4.17m)

Maximum measurement, including stairs. Built-in shelving.

Kitchen / Breakfast Room 7'9" x 13'8" (2.35m x 4.17m)

Space and plumbing for appliances. Fitted electric oven. Gas hob. Wall mounted gas fired Vaillant boiler.

Conservatory 6'9" x 11'5" (2.05m x 3.49m)

Of brick and PVC double glazed construction. Power and light connected. Electric heater.

Ground Floor Cloakroom / WC

First Floor

Landing

Bedroom 1 10'9" x 10'1" (3.28m x 3.08m)

Maximum measurement, plus deep built in wardrobe/cupboard and including built in wardrobes and side units etc.

Bedroom 2 10'4" x 6'9" (3.15m x 2.07m)

Built-in shelving. Access to loft space via loft ladder.

Shower Room / WC

Outside

Front

Area of front garden. Corner plot. Side gated access into rear garden.

Rear Garden

Small and fully enclosed. Large shed, with power and light connected.

Off Road Parking

Two allocated spaces, side-by-side, to the side of the property, adjacent the rear garden and the side gate, close to a dwarf boundary wall.

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

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

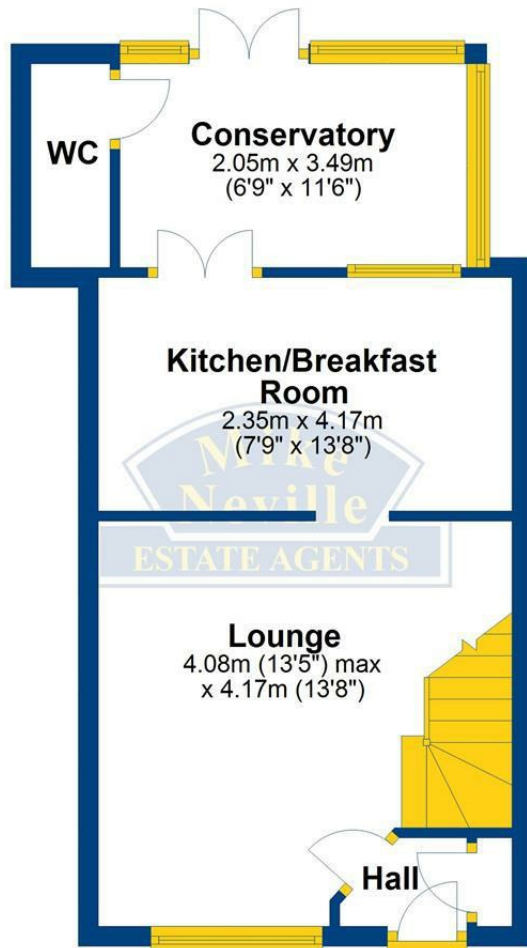
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





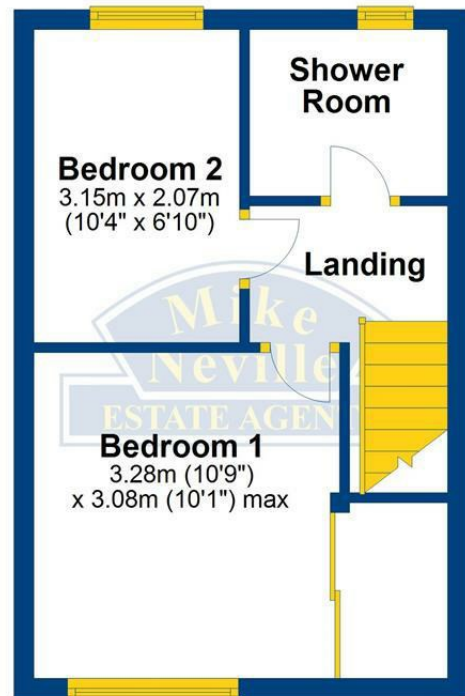
Ground Floor

Approx. 36.6 sq. metres (394.0 sq. feet)



First Floor

Approx. 27.2 sq. metres (293.0 sq. feet)



Total area: approx. 63.8 sq. metres (687.0 sq. feet)