



**17 Ravensbank, Rushden
Northamptonshire NN10 6EQ
£295,000 Freehold**

Offered to the market with no onward chain is this rarely available and very deceptive detached bungalow, on the perimeter of the popular market town of Higham Ferrers. Situated close to Higham Ferrers High Street shopping facilities, post office, bus stop and all local amenities, etc, as well as Rushden Lakes. Constructed by messrs D.J.Rawlins, local developers held in extremely high regard at that time, this bungalow provides roomy accommodation to include a large lounge, modern refitted kitchen and and a modern fully tiled shower room. Externally, you will find a generous, private rear garden, garage and off road parking. Do not miss out on this property.....contact us today!

- Rarely Available
- No Onward Chain
- Desirable Location with Local Amenities within Walking Distance
- Detached Bungalow
- Modern kitchen & shower room
- Bedroom 2/Dining Room
- Lounge and conservatory
- Good Size Rear Garden
- Garage & Off Road Parking
- Energy Efficiency Rating - D62



Location

Ravensbank is situated just off Northampton Road on the border of Rushden & Higham Ferrers. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D62

Certificate number - 2130-8000-7040-7197-0375

Accommodation

Hall

Loft access.

Three useful storage cupboards.

Lounge 12'5" x 17'3" (3.79m x 5.26m)

Feature gas fire and surround.

Kitchen / Breakfast Room 11'11" x 9'11" (3.64m x 3.02m)

Minimum measurement, plus built pantry.

Modern fitted kitchen featuring a selection of base, wall and drawer units.

Built in raised height double oven.

Built in gas hob & extractor hood.

Space for tall fridge/freezer.

Space and plumbing for washing machine.

Space and plumbing for dishwasher.

Wall mounted gas fired Ideal Logic+ combination boiler concealed within cupboard.

Dining Room / Bedroom Two 11'5" x 9'11" (3.48m x 3.02m)

Plus recess.

With sliding doors through to the conservatory.

Conservatory 12'4" x 8'0" (3.75m x 2.45m)

Brick built base level and PVC windows.

Radiator.

Double doors to rear garden.

Bedroom 1 11'6" x 13'11" (3.50m x 4.25m)

Plus built in wardrobes.

Wall mounted air conditioning unit (not tested).

Shower Room / WC

Modern re-fitted white shower suite comprising corner shower cubicle with splash wall, vanity wash hand basin and low flush wc.

With full tiled surround and a heated towel rail.

Front

Good size area of front garden that has been designed to be low maintenance, with a gravel and railway sleeper border. Level access through from the driveway to the front of the property.

Driveway Parking

To the front of the garage for two to three vehicles.

Garage 17'2" x 8'0" (5.24m x 2.43m)

Maximum internal measurement.

Power and light connected.

Rear Garden

Large patio to the immediate rear of the property, leading out onto an established area of lawn, with well stocked flower and hedgerow borders. At the back of the garden is a screened area that was formerly used a small vegetable patch. This is nicely hidden by a shall hedgerow, and could easily be used for a small vegetable patch or changed to a hardstanding for a shed or summerhouse.

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

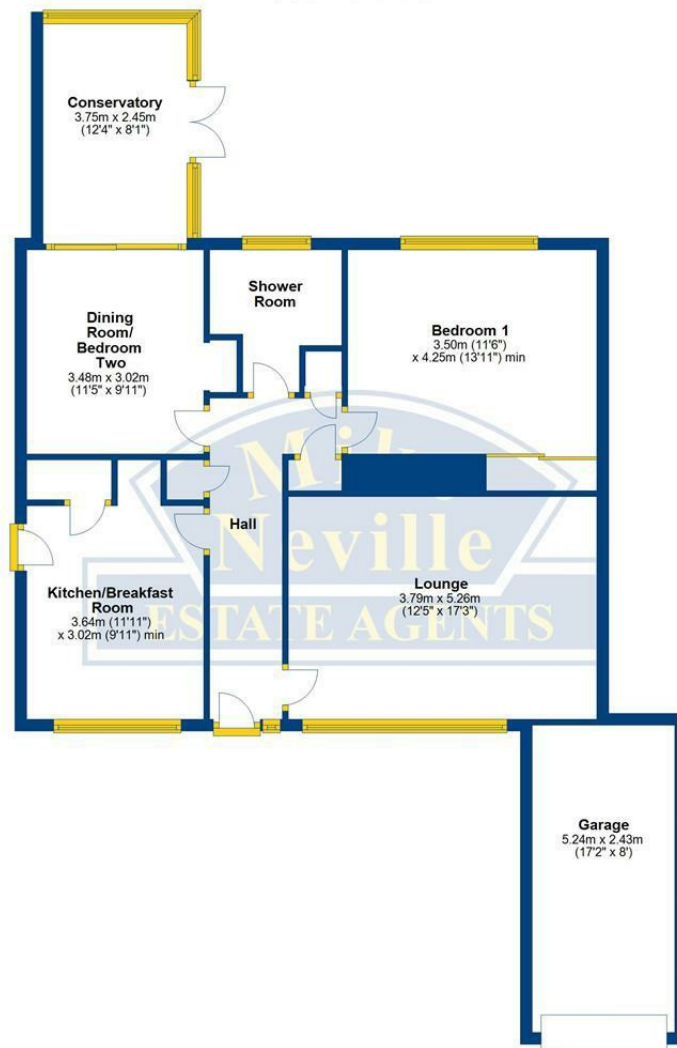
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Ground Floor

Main area: approx. 87.3 sq. metres (939.3 sq. feet)
Plus garage, approx. 12.7 sq. metres (137.0 sq. feet)



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