



**1 Conway Close, Rushden,
Northamptonshire, NN10 9JF**

**Mike
Neville**
ESTATE AGENTS

**1 Conway Close, Rushden,
Northamptonshire, NN10 9JF**

£275,000 Freehold



We are delighted to offer for sale this unique bungalow situated in a sought after cul-de-sac location. Boasting two bedrooms, modern wet room and a large open plan living room / kitchen. Externally, you will find a good size enclosed rear garden and off road parking for several vehicles. An early viewing is advised to avoid disappointment.

- **Cul-De-Sac Location**
- **Immediate Viewing Advised**
 - **Open Plan Living**
 - **Modern Shower Room / WC**
- **Off Road Parking For Several Vehicles**
- **Rarely Available**
- **Two Bedrooms**
- **Semi - Detached Bungalow**
- **Fully Enclosed Rear Garden**
- **Energy Efficiency Rating - C71**



Location

Conway Close can be found off Ashby Drive. 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

B

Energy Rating

Energy Efficiency Rating - C71

Certificate number - 8703-7720-5529-6443-7926

Accommodation

Entrance Hall

Opening through to Open Plan Kitchen/Living Room.

Open Plan Kitchen / Living Room 21'3" x 20'2" (6.48m x 6.15m)

Overall maximum measurement.

Kitchen - 4.85m x 3.10m (15'10" x 10'2")

Living Room - 4.18m x 3.07m (13'8" x 10'0")

Kitchen

Well appointed. Pantry. Dishwasher. Low level oven, hob and extractor. Space for additional appliances.

Inner Hall

Storage cupboard. Loft access via loft ladder. The loft is boarded.

Bedroom 1 11'9" x 9'9" (3.58m x 2.97m)

Maximum measurement.

Bedroom 2 6'9" x 11'6" (2.05m x 3.51m)

Maximum measurement. Modern gas fired Worcester boiler, concealed in airing cupboard.

Wet Room / WC

Outside

Front

Much off road parking is provided.

Double gates to side, to rear garden.

Rear Garden

Fully enclosed. Decked terrace area leading onto patio area. Main lawn area.

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.



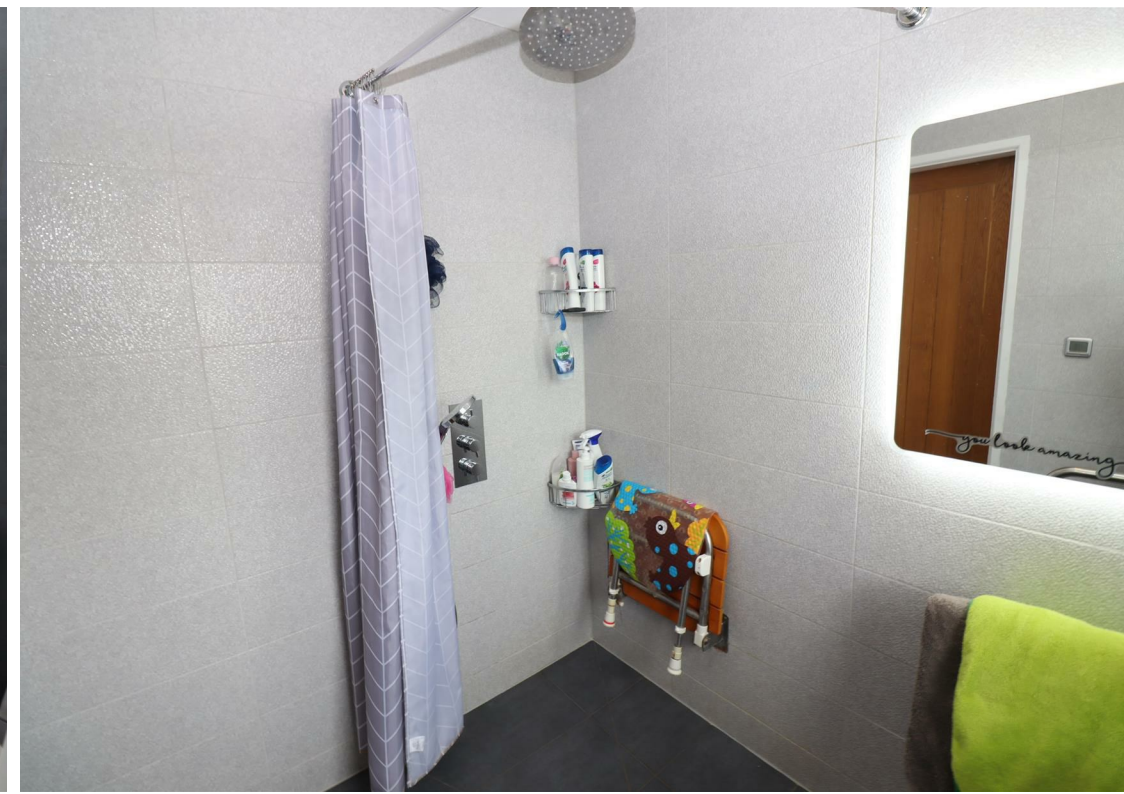
Ground Floor

Approx. 57.3 sq. metres (616.4 sq. feet)



Total area: approx. 57.3 sq. metres (616.4 sq. feet)













**1 Conway Close
Rushden
Northamptonshire
NN10 9JF
£275,000 Freehold**

Neville House, 67 Wellingborough Road, Rushden, Northamptonshire, NN10 9YG
T: 01933 316316 | E: sales@mike-neville.co.uk | www.mike-neville.co.uk



RUSHDEN
01933 316316

BEDFORD
01234 327455

WOBURN
01525 290393

HITCHIN
01462 438979

Registered in England 4144174

Auction Rooms
CHARLES ROSS
FINE ART AUCTIONEERS
AND VALUERS
01525 290502