

The logo for Mike Neville Estate Agents is located in the top right corner. It consists of a blue shield-shaped emblem with a white border. Inside the shield, the name "Mike Neville" is written in a large, bold, yellow serif font. Below the shield, the words "ESTATE AGENTS" are written in a smaller, bold, yellow sans-serif font, all contained within a blue rectangular box with a white border.

**Mike
Neville**
ESTATE AGENTS

The image shows the exterior of a single-story brick house with a white gabled roof. The house has a teal-colored garage door and a white-framed window. To the left of the house is a dark brown wooden fence, and to the right is a brick wall with a green garage door. The foreground is a paved driveway made of reddish-brown bricks, and the right side of the driveway is a grassy lawn. Two small, rounded evergreen shrubs are planted in front of the house.

**12 Rushmere Way, Rushden,
Northamptonshire, NN10 6YB**

£310,000 Freehold

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Neville House, 67 Wellingborough Road, Rushden NN10 9YG
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

A rarely available, established, two double bedroom detached bungalow, situated in a highly sought after, convenient location on the perimeter of the popular market town of Higham Ferrers, on the Higham Ferrers and Rushden border, just off Northampton Road. Close to High Street shops, Post Office, Bus Stop, all local amenities, etc. An ideal home for retirement purposes. No onward chain. Viewing advised.

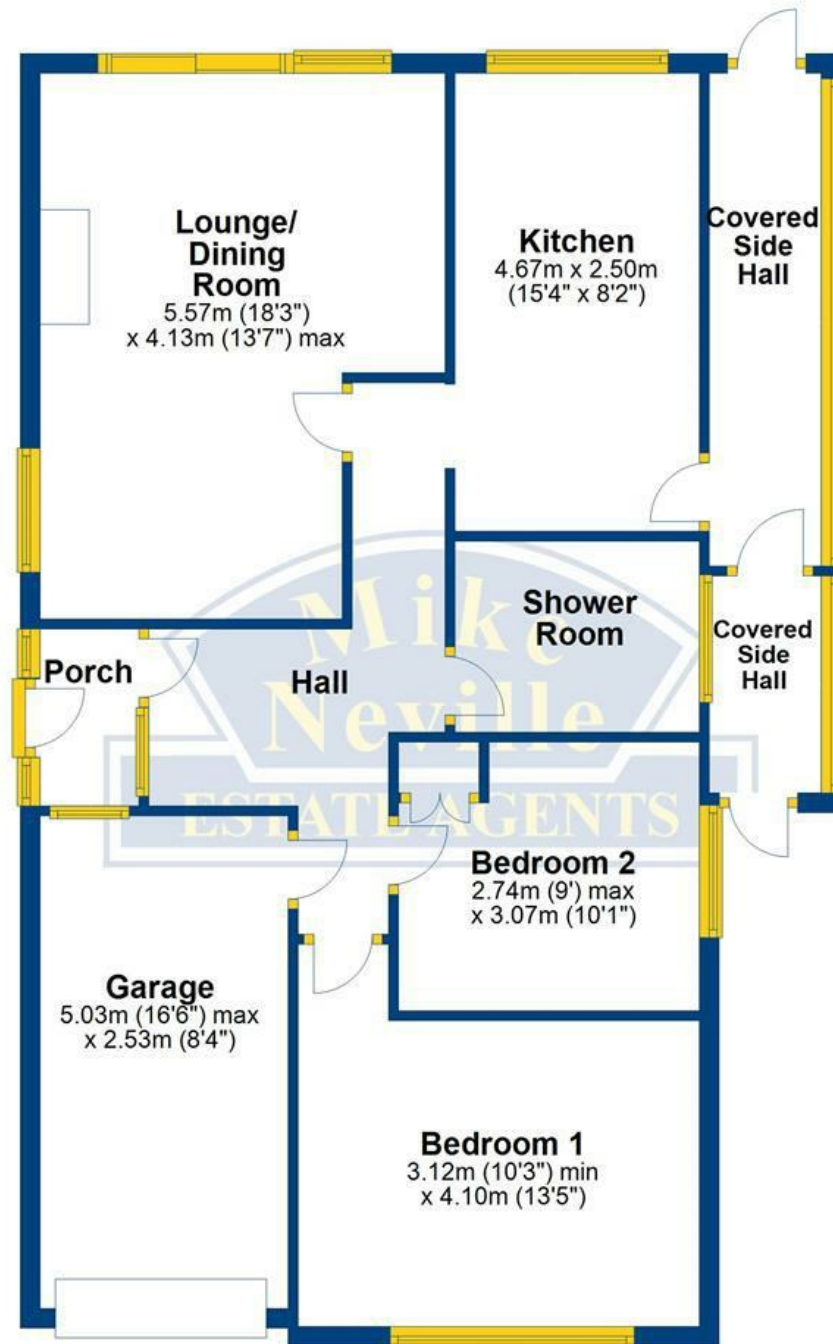
- No Onward Chain
- Sought After Residential Area
 - Two Double Bedrooms
 - Lounge / Dining Room
 - Covered Side Hall
- Modern Shower Room / WC
 - Large Hallway
 - Rear Garden
- Garage & Driveway Parking
- Energy Efficiency Rating - D64



Ground Floor

Main area: approx. 72.0 sq. metres (775.3 sq. feet)

Plus, approx. 12.7 sq. metres (137.0 sq. feet)
Plus, approx. 8.4 sq. metres (90.3 sq. feet)



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Location

Situated off Swallow Drive. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D64

Certificate number - 9003-1203-7109-3607-1800

Accommodation**Porch****Hall**

Loft access via loft ladder. The loft houses the modern gas fired boiler, installed in 2019 approx.

Bedroom 1

10'3" x 13'5" (3.12m x 4.10m)

Plus door recess.

Bedroom 2

9'0" x 10'1" (2.74m x 3.07m)

Maximum measurement.

Shower Room / WC**Kitchen**

15'4" x 8'2" (4.67m x 2.50m)

Maximum measurement. Space and plumbing for appliances. Gas hob.

Electric oven. Microwave.

Lounge / Dining Room

18'3" x 13'7" (5.57m x 4.13m)

Maximum measurement.

Covered Side Hall 1**Covered Side Hall 2****Outside****Front**

Driveway parking. Area of front garden. Side gated access into rear garden.

Garage

16'6" x 8'3" (5.03m x 2.53m)

Maximum measurement.

Rear Garden

Fully enclosed. Garden shed/store.

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.







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Cooper Beard Estate Agency (Rushden) Ltd
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY