



**8 Rushmere Way, Rushden  
Northamptonshire NN10 6YB  
£285,000 Freehold**

We are delighted to offer for sale this rarely available, established, 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, and Rushden Lakes etc. An ideal home for downsizing or retirement purposes. Contact us today to arrange that all important early viewing. No onward chain.

- No Onward Chain
- Adaptable Accommodation
- Shower / Wet Room / WC
- Energy Efficiency Rating - D65
- Sought After Residential Area
- Two Double Bedrooms
- Rear Garden
- Detached Bungalow
- Lounge / Dining Room
- Garage & Driveway Parking



### Location

Situated off Swallow 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

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### Energy Rating

Energy Efficiency Rating - D65

Certificate number - 3320-9123-0088-1007-1533

### Accommodation

#### Ground Floor

#### Porch

#### Hall

Access to insulated loft space.

#### Bedroom 1 10'2" x 13'5" (3.11m x 4.10m)

Plus door recess.

#### Bedroom 2 8'11" x 10'2" (2.72m x 3.09m)

#### Shower / Wet Room / WC

Airing cupboard housing hot water cylinder.

#### Lounge / Dining Room 18'4" x 13'6" (5.58m x 4.12m)

Maximum measurement. Feature fireplace with gas fire.

#### Kitchen 12'4" x 8'2" (3.75m x 2.49m)

Minimum measurement, plus recess, plus cupboard. Ideal Icos gas fired wall mounted boiler. Space and plumbing for appliances.

#### Rear / Side Hall

#### Outside

#### Front

Front forecourt, providing off-road parking. Access to either side of property, through to rear.

#### Garage 16'7" x 8'3" (5.06m x 2.54m)

Maximum measurement. Up and over door to front. Power and light connected. Door to/from porch.

#### Rear Garden

Fully enclosed and well established. Shed.

### 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.

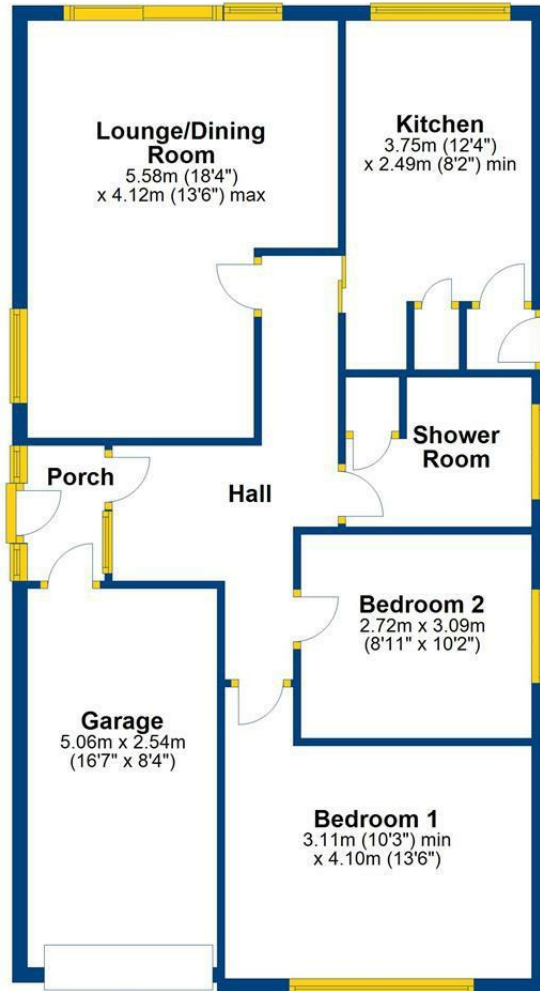
### Disclaimer

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

Main area: approx. 72.1 sq. metres (776.6 sq. feet)  
Plus garage, approx. 12.9 sq. metres (138.4 sq. feet)



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