



**8 Castle Court, Rushden
Northamptonshire NN10 9HG
£335,000 Freehold**

We are thrilled to be favoured with the sole agency instructions in being able to offer for sale this rarely available, Alfred Underwood built extended semi, situated in a highly sought after cul-de-sac location, with external benefits to include a large, private rear garden, off road parking and a garage. Offering over 1,170 sqft of living accommodation, there is ample room for a large or growing family. Only being offered for sale as a result of our vendor client downsizing. An early viewing is deemed essential to avoid disappointment.

- Cul-De-Sac Location
- All Local Amenities Close By
- Two Shower Rooms and Two WC's
- Energy Efficiency Rating - C69
- Sought After Residential Area
- Three Bedrooms
- Large, Fully Enclosed Rear Garden
- Extended, Semi-Detached Property
- Several Reception Rooms / Areas
- Garage & Off Road Parking



Location

Castle Court can be found off Abbey Way. 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

C

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 2120-6709-9040-7196-2321

Accommodation

Ground Floor

Porch

Hall

Lounge 14'10" x 12'10" (4.51m x 3.90m)

Maximum measurement.

Dining Room 9'11" x 9'1" (3.02m x 2.76m)

Breakfast Room 9'11" x 9'5" (3.02m x 2.86m)

Plus under stairs cupboard / pantry.

Kitchen 10'4" x 16'0" (3.16m x 4.88m)

Minimum measurement, plus angled wall area. Installed in 2016.

Gas oven. Induction hob. Extractor. Fridge. Plumbing and space for dishwasher.

Rear Hall

Ground Floor Shower Room / WC

First Floor

Landing

Airing cupboard housing hot water cylinder. Access to part boarded loft space.

Bedroom 1 12'6" x 9'11" (3.82m x 3.03m)

Plus door recess.

Bedroom 2 8'4" x 9'11" (2.54m x 3.03m)

Minimum measurement, plus built in wardrobes, plus door recess.

Bedroom 3 8'5" x 8'11" (2.57m x 2.71m)

Maximum measurement, including cupboard.

Shower Room

Installed in 2021.

Separate WC

Outside

Front

Front and side garden areas. Driveway parking. Side gate to rear garden.

Garage 17'4" x 8'6" (5.30m x 2.61m)

Maximum measurement. 2020 installed Ideal Logic Max gas fired boiler - serviced 26/9/24.

Power and light connected. Electric roller door. Window to side. Door to rear hall.

Rear Garden

Fully enclosed, of a good size and very well maintained. Greenhouse and Summer House included within sale.

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).

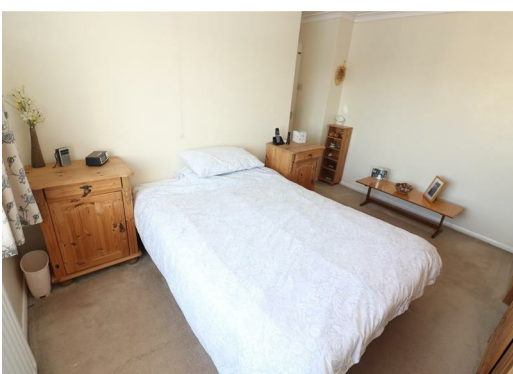
Floorplans

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

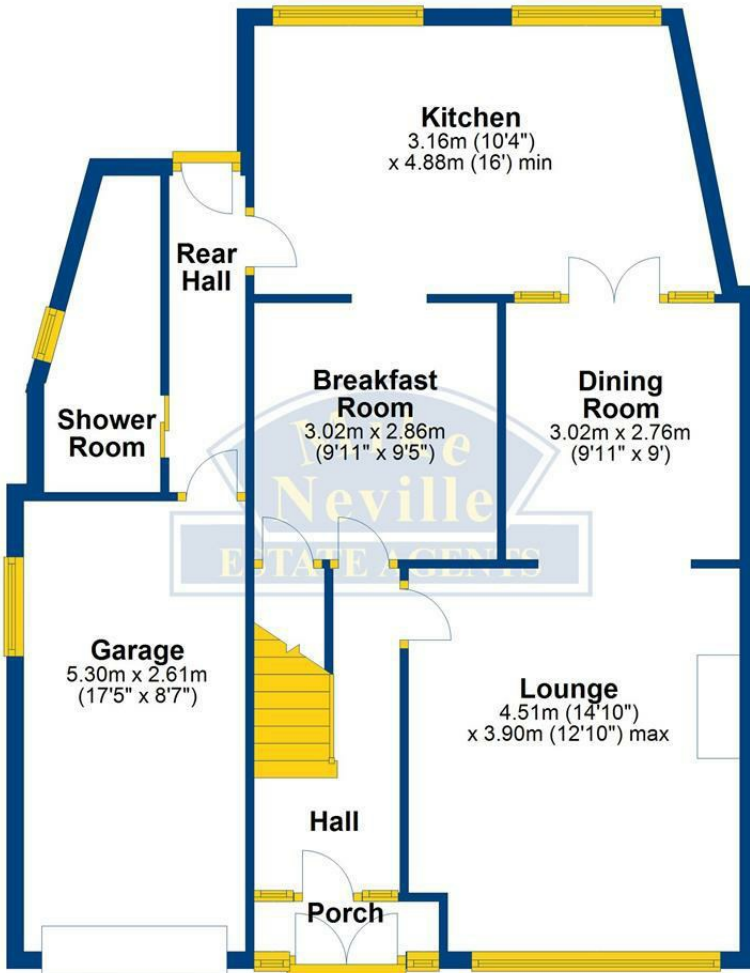
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





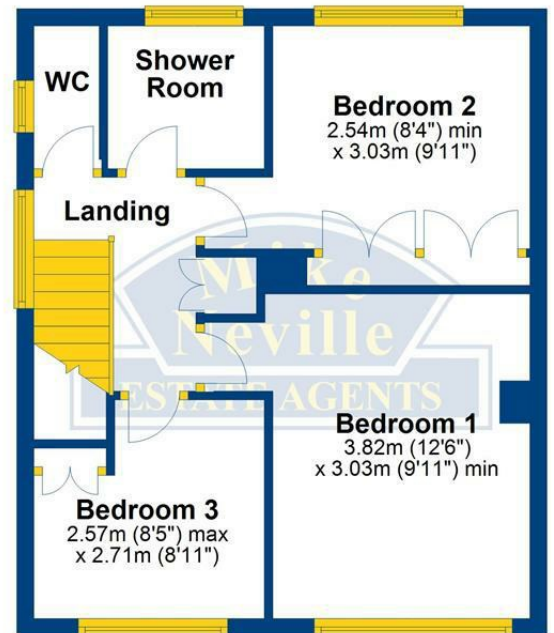
Ground Floor

Main area: approx. 69.0 sq. metres (742.3 sq. feet)
 Plus garage, approx. 13.8 sq. metres (149.0 sq. feet)



First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Main area: Approx. 109.4 sq. metres (1177.5 sq. feet)

Plus garage, approx. 13.8 sq. metres (149.0 sq. feet)