

**Mike  
Neville**  
**ESTATE AGENTS**



19 Duchy Close, Chelveston, NN9 6AW

£305,000 Freehold

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Neville House, 67 Wellingborough Road, Rushden NN10 9YG  
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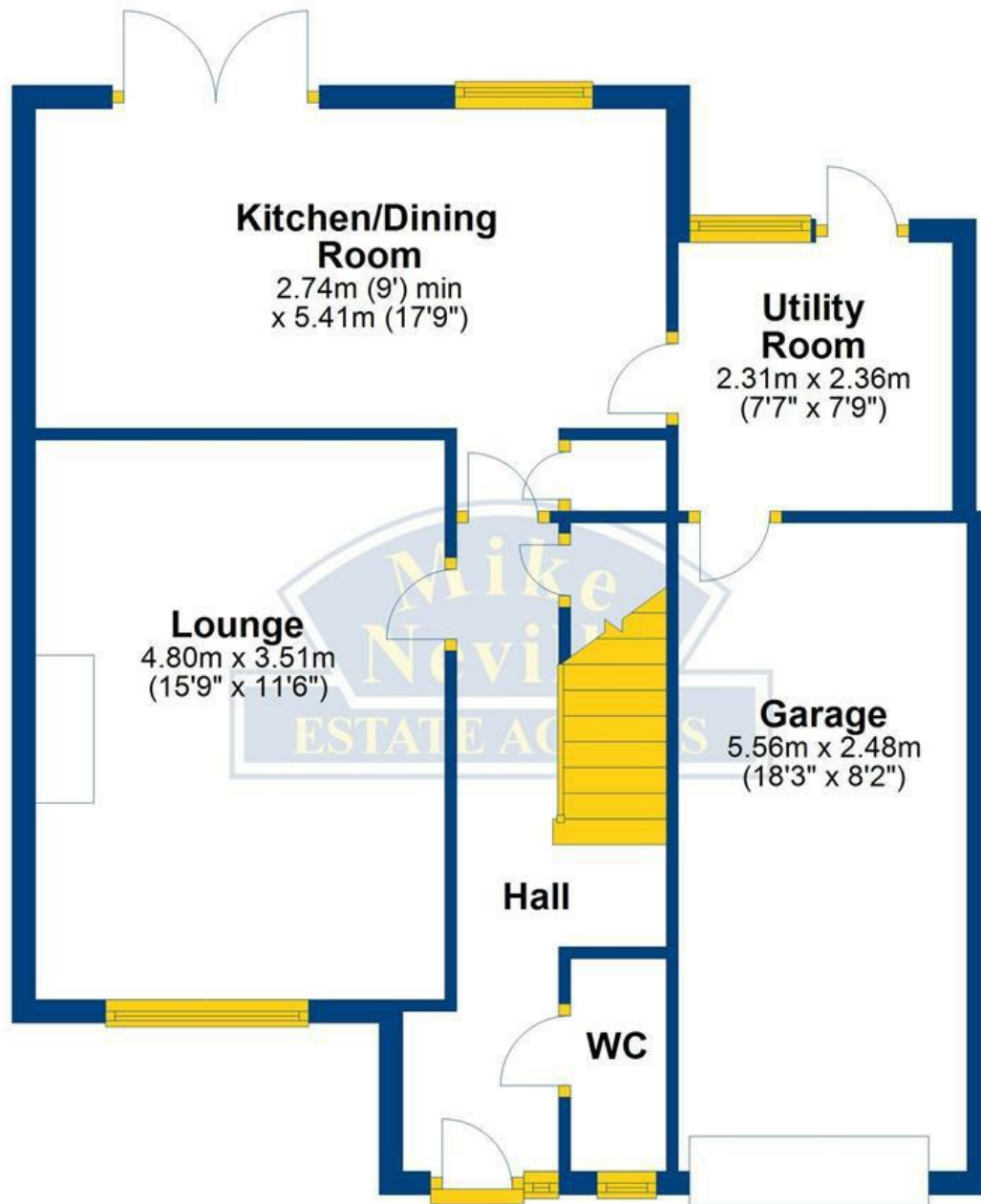
**\*PRICED TO SELL\* NO ONWARD CHAIN\*** Situated in the sought after village of Chelveston, is this link-detached family home, boasting three bedrooms, family bathroom, good size lounge, kitchen/dining room, utility room and ground floor cloakroom/WC. Externally, you will find a decent size rear garden, garage and off road parking. To arrange that all important early viewing, please contact our office today.

- No Onward Chain
- Village Location
- Sought After Area
- Three Bedrooms
- Family Bathroom / WC
  - Utility Room
- Ground Floor Cloakroom / WC
  - Good Size Rear Garden
  - Garage & Off Road Parking
- Energy Efficiency Rating - D68



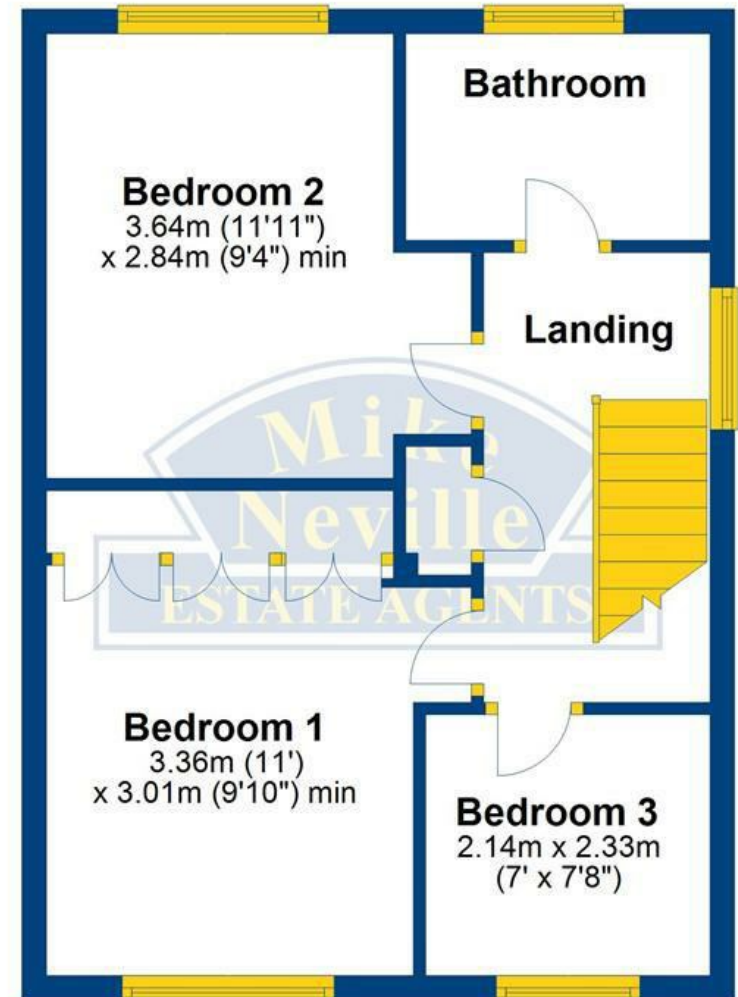
## Ground Floor

Main area: approx. 50.4 sq. metres (542.0 sq. feet)  
Plus garage, approx. 13.8 sq. metres (148.4 sq. feet)



## First Floor

Approx. 41.9 sq. metres (451.5 sq. feet)



Main area: Approx. 92.3 sq. metres (993.5 sq. feet)

Plus garage, approx. 13.8 sq. metres (148.4 sq. feet)

**Location**

Duchy Close can be found off Water Lane, which in turn can be found off High Street. The property can be found, as identified via our for sale board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

**Energy Rating**

Energy Efficiency Rating - D68

Certificate number - 8961-7926-6080-8480-7992

**Council Tax Band**

C

**Accommodation****Ground Floor****Hall**

Under stairs cupboard.

**Ground Floor Cloakroom / WC****Lounge**

15'9" x 11'6" (4.80m x 3.51m)

Mock fireplace.

**Kitchen / Dining Room**

9'0" x 17'9" (2.74m x 5.41m)

Minimum measurement, plus door recess, plus cupboard. Electric oven. Electric hob. Extractor.

**Utility Room**

7'7" x 7'9" (2.31m x 2.36m)

Space and plumbing for appliances.

**First Floor****Landing**

Airing cupboard housing hot water cylinder. Loft access.

**Bedroom 1**

11'0" x 9'11" (3.36m x 3.01m)

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

**Bedroom 2**

11'11" x 9'4" (3.64m x 2.84m)

Minimum measurement, plus door recess.

**Bedroom 3**

7'0" x 7'8" (2.14m x 2.33m)

**Bathroom / WC****Outside****Front**

Area of front garden. Side gated access to rear.

**Off Road Parking**

For one-two vehicles.

**Garage**

18'3" x 8'2" (5.56m x 2.48m)

Maximum internal measurement. Power and light connected. Up and over door to front. Door to/from utility room. Wall mounted gas fired Worcester boiler. Roof storage.

**Rear Garden**

Fully enclosed, well established, providing privacy, being not overlooked from the immediate rear.

**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.







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