



**43 Whitefriars, Rushden  
Northamptonshire NN10 9PD  
£224,950 Freehold**

We are delighted to offer to the market this well presented semi detached house, that benefits from no upward chain, as well as a modern kitchen, a low maintenance South West facing rear garden and off road parking for a minimum of 2 vehicles. All local amenities are within walking distance, including Whitefriars and South End Schools. This property represents an ideal first time purchase or buy to let investment.

- No upward chain
- Walking distance to a number of local Infant and Junior Schools
- Modern kitchen
- Energy Efficiency Rating - C72
- Semi detached house
- Ideal first time purchase or buy to let investment
- Driveway parking for a minimum of 2 vehicles
- Walking distance to a number of local amenities and shops
- Good size lounge
- Low maintenance and fully enclosed rear garden





## Location

Whitefriars is situated between Boundary Avenue and Grangeway, with the property being itself located between the turnings into Church Hall Road and St Margarets Avenue. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - C72

Certificate number - 0931-1203-0907-4703-1604

## Accommodation

### Ground Floor

#### Hall

Wall mounted gas fired Glow-Worm combination boiler concealed within cupboard.

#### Living Room 10'4" x 14'1" (3.15m x 4.30m)

A well presented and pleasant room with a feature panelled wall adding character to this cosy room.

#### Kitchen 10'1" x 8'4" (3.07m x 2.55m)

Minimum measurement, plus under stairs cupboard and storage.

Space for a tall fridge freezer within the under stairs cupboard.

Modern fitted kitchen with a range of base and wall units.

Built in oven, gas hob and extractor hood.

Stainless steel sink.

Space and plumbing for washing machine and slimline dishwasher.

#### Bathroom

White suite comprising a panelled bath, low flush wc and wash hand basin, with tiled floor and tiled surrounds

### First Floor

#### Landing

Loft access.

#### Bedroom 1 10'5" x 14'0" (3.17m x 4.27m)

#### Bedroom 2 13'2" x 7'1" (4.02m x 2.17m)

Maximum measurement, plus door recess.

#### Bedroom 3 7'3" x 6'8" (2.20m x 2.04m)

### Outside

#### Front

#### Driveway Parking

Paved and gravel parking for two vehicles.

## Rear Garden

Low maintenance rear garden being virtually fully paved, with some brick and gravel edging. Gated access to front.

## 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.

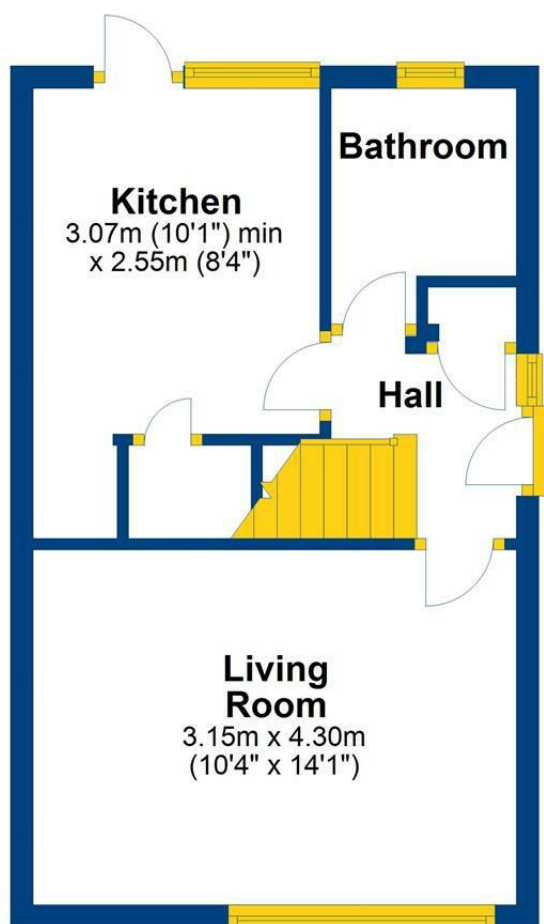






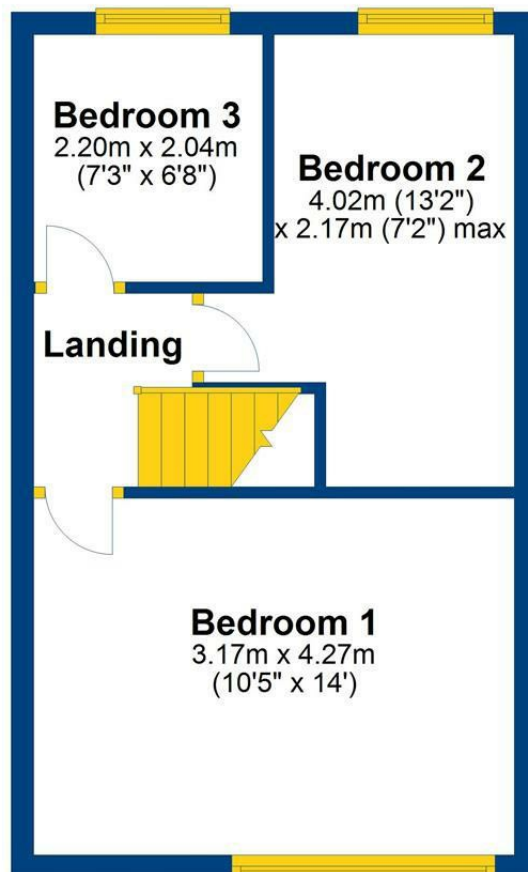
## Ground Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



## First Floor

Approx. 31.2 sq. metres (336.3 sq. feet)



Total area: approx. 62.4 sq. metres (671.6 sq. feet)