



**7 Drayton Close, Rushden  
Northants NN10 9HY  
Price £250,000 Freehold**

Offered to the market with no onward chain is this superb semi-detached bungalow situated on a good size plot in a highly sought after residential location, just off Boughton Drive, with all local amenities close by. The bungalow provides adaptable accommodation by means of a second bedroom or indeed a delightful sitting room overlooking the well maintained, good size, private rear garden. To arrange an early viewing, contact our office today.

- No Onward Chain
- Adaptable Accommodation
- Side Hall
- Energy Efficiency Rating - EPC ordered
- Sought After Residential Area
- Two Double Bedrooms
- Fully Enclosed, Good Size, Private Rear Garden
- Viewing Advised
- Shower Room / WC
- Garage & Off Road Parking



### Location

Off Boughton 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

B

### Energy Rating

Energy Efficiency Rating - TBA - EPC ordered

Certificate number - TBA - EPC ordered

### 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)

### 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.

### 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.

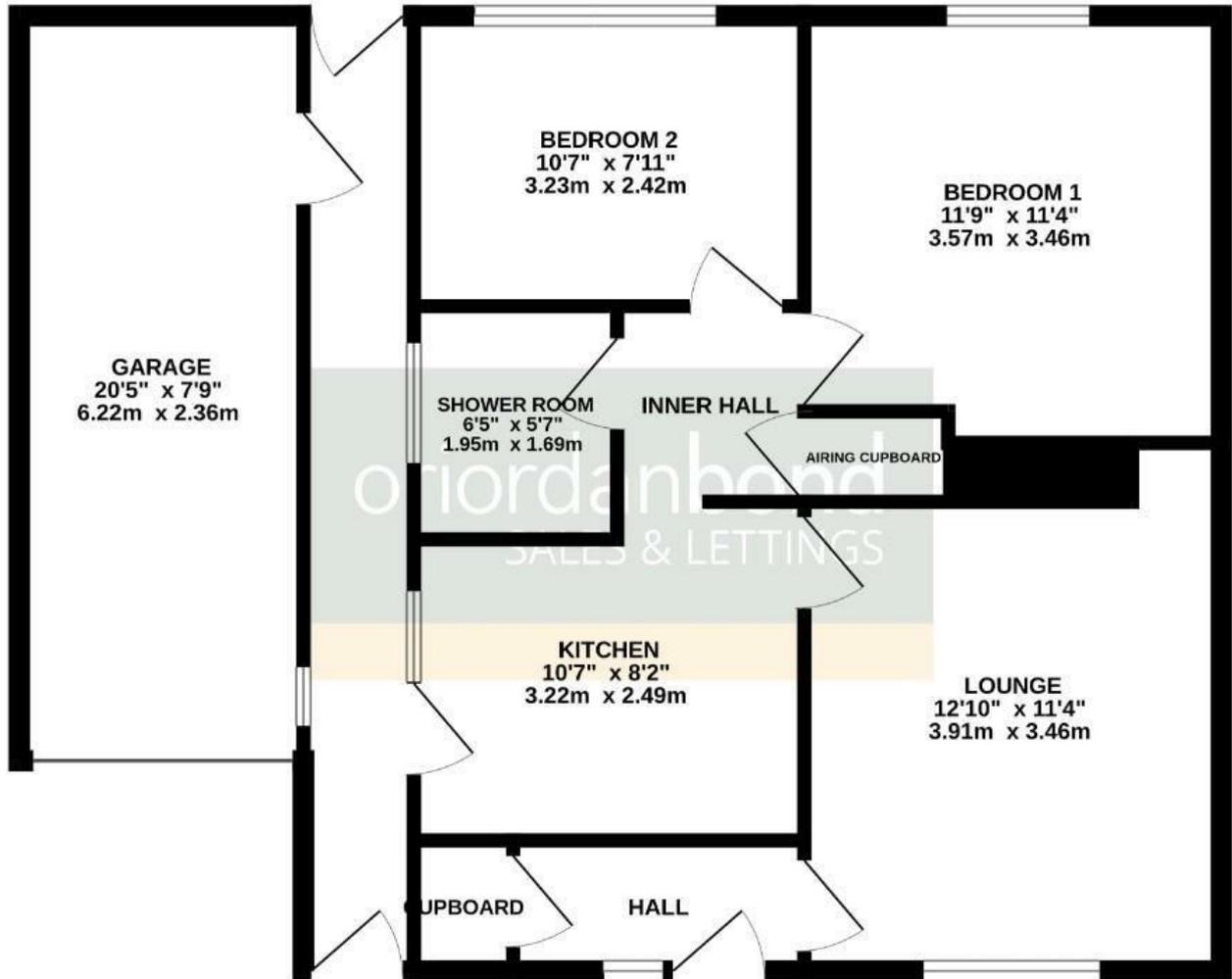
### Money Laundering Regulations 2017

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).





GROUND FLOOR  
804 sq.ft. (74.7 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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