



**15 Belfry Mews, Rushden
Northamptonshire NN10 0UX
Price £250,000 Freehold**

We, the Sole Selling Agents, are delighted to offer to the open market for sale this charming, three-storey, three bedroom town home, situated in a small cul-de-sac location just off John Clark Way and the A6 bypass. This modern property boasts bedrooms and two bathrooms, along with a lounge/diner, kitchen and ground floor cloakroom/WC, so there is ample space for the whole family to enjoy. This house offers not only a garage but also driveway parking, making it convenient for those with the need for private parking requirements. Don't miss out on the opportunity to make this house your own and create lasting memories in this lovely neighbourhood. Contact ourselves today to arrange to view.

- Three Bedrooms
- Spacious Lounge/Dining Room
- Enclosed Rear Garden with Gated Access to Parking and Garage
- Energy Efficiency Rating - TBC - EPC ordered
- Ground Floor Cloakroom/WC
- Modern Kitchen
- Sought After Location
- Modernised Throughout
- Single Garage with Parking to the fore
- Just off John Clark Way, with Close Access to the A6 Bypass



Location

Just off Steeple Way and Vicarage Road, off John Clark Way and Windsor Road. 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 - TBA - EPC ordered

Certificate number - TBA - EPC ordered

Accommodation

Ground Floor

Hall

Lounge/Diner 13'3" x 10'2" (4.06m x 3.10m)

Kitchen 6'1" x 12'11" (1.86m x 3.96m)

Ground Floor Cloakroom/WC 2'7" x 5'4" (0.81m x 1.65m)

First Floor

Landing

Bedroom 2 13'3" x 8'9" (4.06m x 2.67m)

Bedroom 3 6'6" x 7'10" (1.99m x 2.41m)

Bathroom/WC 6'6" x 6'4" (1.99m x 1.95m)

Second Floor

Landing

Bedroom 1 10'9" x 14'3" (3.29m x 4.35m)

En-suite Shower Room/WC 6'3" x 5'1" (1.93m x 1.55m)

Outside

Rear Garden

Fully enclosed, side gated access.

Single Garage

Driveway Parking

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

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.

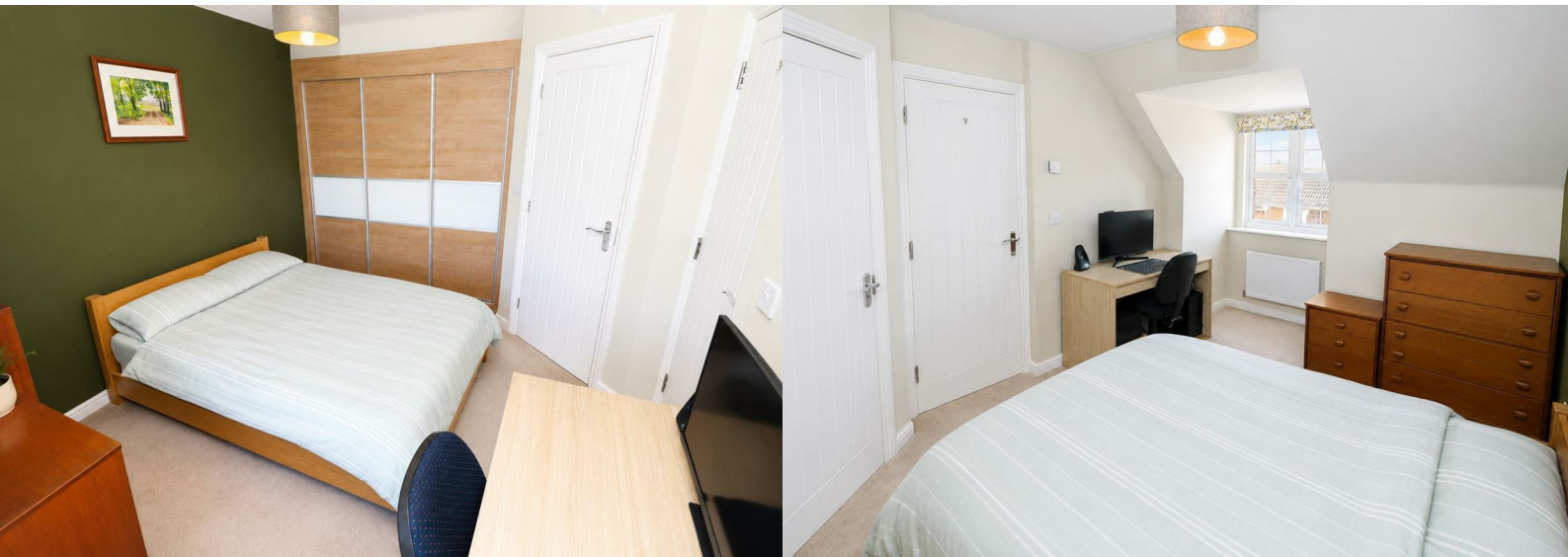
Floorplans

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.

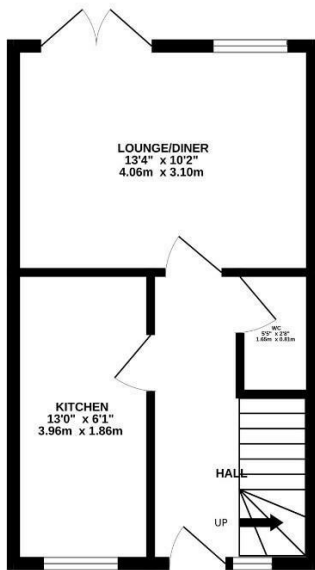
Money Laundering Regulations 2017

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).

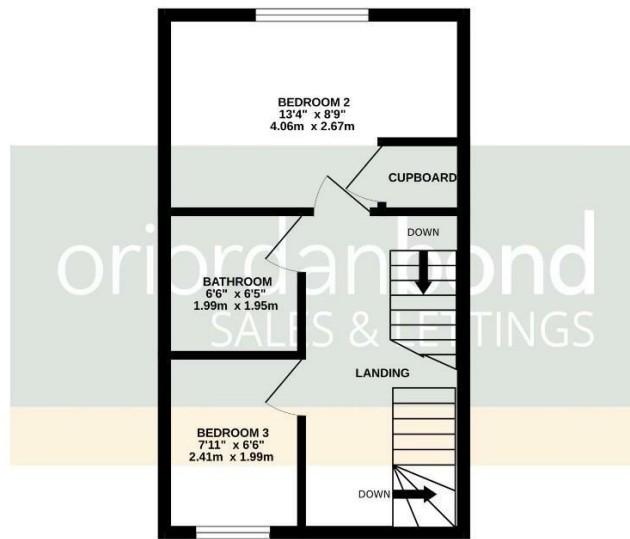




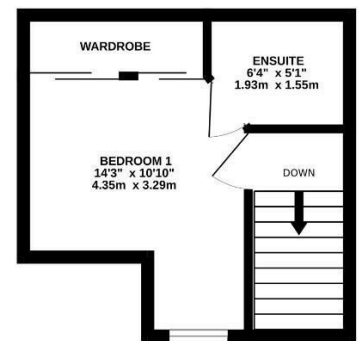
GROUND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



2ND FLOOR
188 sq.ft. (17.5 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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