



**4 Short Stocks, Rushden  
Northamptonshire NN10 0EB  
Price £255,000 Freehold**

Mike Neville Estate Agents are delighted to offer for sale with no onward chain this mature, established, yet modernised, semi-detached family home, in a sought after residential location, close to Rushden Cricket Club. Benefiting from PVC double glazing, PVC fascias, soffits, etc, gas radiator central heating, off road parking and potential for a garage/carport space (STPP). Three good size bedrooms, bathroom, separate WC, landing, hall, lounge, dining room, kitchen/breakfast room and utility room. Early viewing advised. (Internal marketing photographs coming soon)

- Three good size bedrooms
- Lounge
- Utility room
- Energy Rating - TBA - EPC ordered
- Bathroom
- Separate dining room
- Store
- Separate WC
- Kitchen/breakfast room
- Large, established rear garden with shed/workshop



### Location

The property is situated between Blinco Road and Hayden Road, with the property being found close to the Blinco Road end of Short Stocks, as identified by our for sale board. Viewings should be made strictly 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

### Accommodation

#### Ground Floor

##### Hall

Lounge 11'0" x 12'0" (3.36 x 3.66)

Dining Room 8'8" x 9'6" (2.64 x 2.90)

Kitchen/Breakfast Room 8'10" x 9'7" (2.69 x 2.92)

Maximum plus door recess.

Utility Room 4'6" x 9'2" (1.38 x 2.79)

Plus door recess.

#### Store

#### First Floor

##### Landing

Airing cupboard housing a wall mounted gas fired combination boiler for central heating and hot water.

Access to loft space.

Bedroom 1 11'0" x 12'3" (3.36 x 3.73)

Bedroom 2 9'3" x 10'11" (2.82 x 3.33)

Maximum measurement plus cupboard.

Bedroom 3 11'0" x 6'5" (3.36 x 1.96)

Plus cupboard.

#### Bathroom

#### WC

#### Outside

### Front/Side

Established areas of front and side garden. Front wall and hand-gate. Double gates to side, providing off road parking. Garage space/carport space - subject to relevant planning permission, consents, etc., a garage or carport could be built at the side/rear of the property. Side gated access through to rear garden.

### Rear Garden

A large, enclosed, established rear garden is provided with large garden shed/workshop included.

### 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.

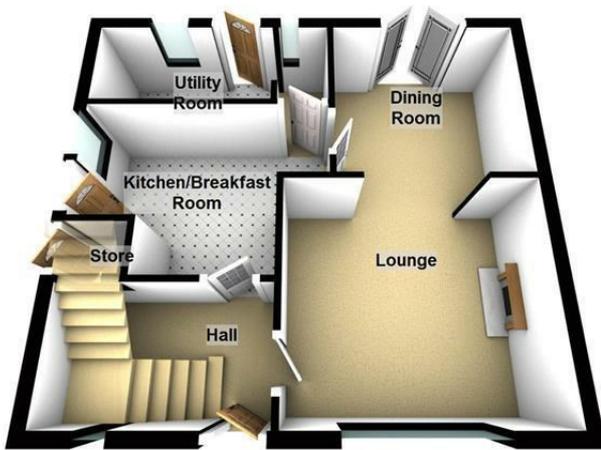
### Money Laundering Regulations 2017

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).



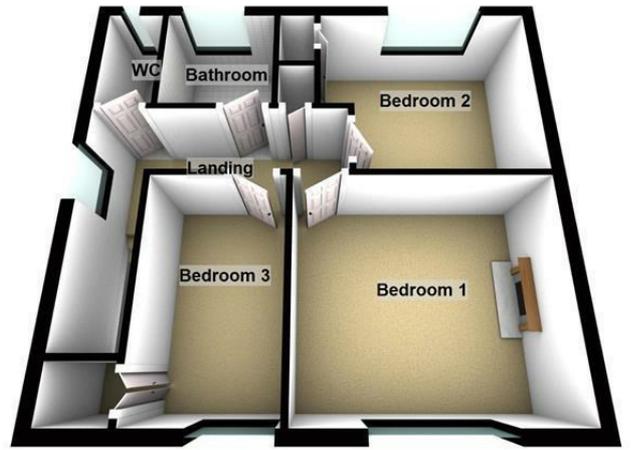
### Ground Floor

Approx. 40.6 sq. metres (437.4 sq. feet)



### First Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



Total area: approx. 83.2 sq. metres (895.8 sq. feet)