



**1 Shakespeare Road, Rushden
Northamptonshire NN10 6BN
Offers Over £239,950 Freehold**

NO ONWARD CHAIN Offered to the open market with no onward chain is this modernised three bedroom semi-detached property in a sought after cul-de-sac location. The property represents an ideal First Time or Family Home purchase. The property comprises entrance hall, through lounge/dining room and kitchen to the ground floor. The first floor has three bedrooms, shower room and landing. Outside, there is an enclosed rear garden, driveway with secure gated access, enclosed front garden and detached single garage. Further benefits include uPVC double glazing and gas radiator heating. Immediate viewing advised.

***TENURE - FREEHOLD**

***COUNCIL TAX BAND - B**

- No Onward Chain
- Driveway
- Sought After Location
- Energy Efficiency Rating - C72
- Three Bedrooms
- Single Garage
- Walking Distance to Rushen Lakes
- Semi-Detached
- Modernised Throughout
- Close Access to the A45 and the A6



Location

Shakespeare Road is situated near the very popular Melloway Park and just off Masfield Drive. The property is also 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 - C72

Certificate number - 0390-2928-1510-2405-8411

Ground Floor

Entrance Hall

Lounge/Dining Room 12'7" x 25'11" (3.85m x 7.90m)

Under stairs cupboard.

Kitchen 7'8" x 9'8" (2.36m x 2.96m)

Fitted appliances: fridge. Electric oven. Electric hob. Microwave. Extractor. Washing machine.

First Floor

Landing

Airing cupboard housing a modern Ideal gas fired boiler - 5 years old approximately - regularly serviced.
Loft access.

Bedroom 1 9'4" x 13'10" (2.85m x 4.22m)

Bedroom 2 9'4" x 11'9" (2.85m x 3.59m)

Bedroom 3 6'2" x 10'9" (1.90m x 3.28m)

Cupboard.

Shower Room / WC 6'3" x 5'6" (1.93m x 1.68m)

Outside

Front

Private front garden. Secure double gates.

Driveway

To the fore/side of the property.

Garage 8'2" x 16'4" (2.50m x 5.00m)

Up and over door to front.

Rear Garden

Fully enclosed. Side gated access.

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

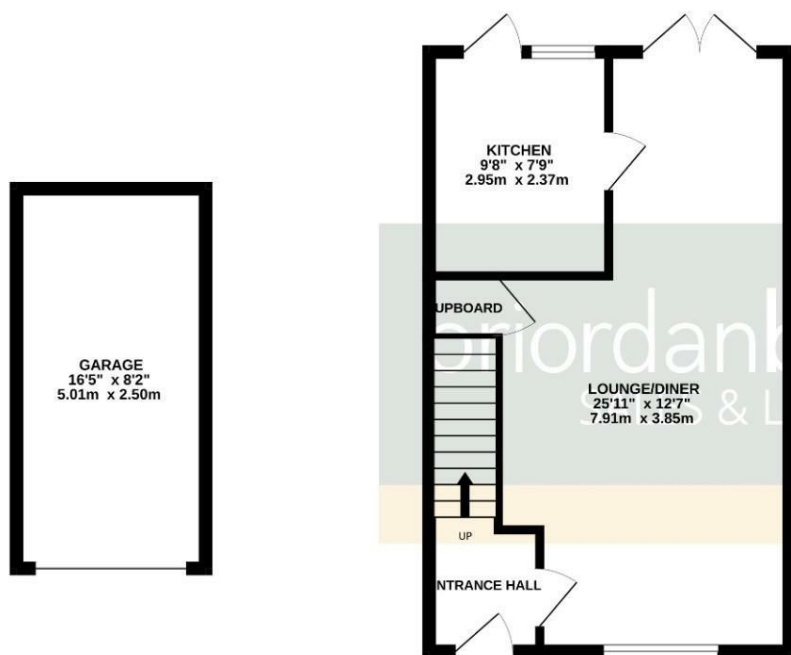
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

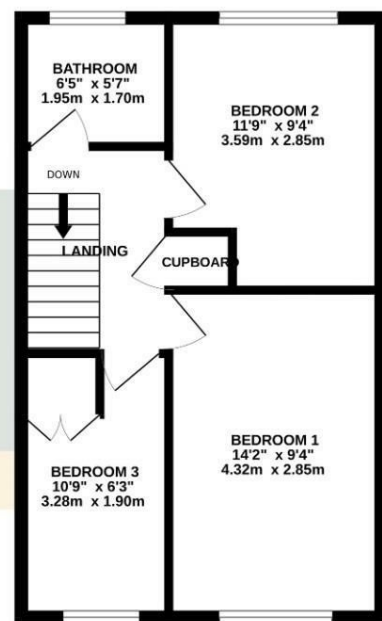
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 945 sq.ft. (87.8 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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