



**24 Balmoral Avenue, Rushden
NN10 0BE
O.I.R.O £230,000 Freehold**

Mike Neville are delighted to offer to the market with no upward chain this three bedroom semi-detached property with a single garage and driveway located on a corner plot. The property is an ideal First Time Purchase and is located within a sought after location close to local amenities. The property comprises entrance hall, open plan lounge/dining room and kitchen with pantry cupboard. To the first floor are three bedrooms, family bathroom and separate w/c. Outside to the property is a private front garden, rear enclosed garden and single garage.

***TENURE - FREEHOLD**

***COUNCIL TAX BAND - B**

- No Onward Chain
- Three Bedrooms
- Open Plan Lounge/Dining Room
- Separate Upstairs W/C
- Single Garage
- Driveway
- Close Access to A6
- Sought After Location
- Semi-Detached Property
- Energy Performance Certificate - C70
- Sought After Location



Location

The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

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.

Council Tax Band

CTB - B

Energy Rating

Energy Efficiency Rating - C70

Certificate number - 2120-6502-8050-8195-1395

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Accommodation

Ground Floor

Entrance Hall

Lounge 11'11" x 10'11" (3.64m x 3.33m)

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.

Dining Room 9'4" x 8'10" (2.87m x 2.71m)

Floorplans

Kitchen 10'2" x 8'11" (3.12m x 2.72m)

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.

First Floor

Landing

Bedroom 1 10'4" x 10'11" (3.17m x 3.34m)

Money Laundering Regulations 2017

Bedroom 2 11'1" x 9'3" (3.40m x 2.83m)

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).

Bedroom 3 6'5" x 10'11" (1.97m x 3.34)

Family Bathroom 5'5" x 5'9" (1.66m x 1.76m)

Money Laundering Regulations 2017

Separate W/C 2'8" x 5'9" (0.83m x 1.76m)

Outside

Front

Driveway

Single Garage 9'3" x 16'8" (2.83m x 5.09m)

Money Laundering Regulations 2017

Rear Garden

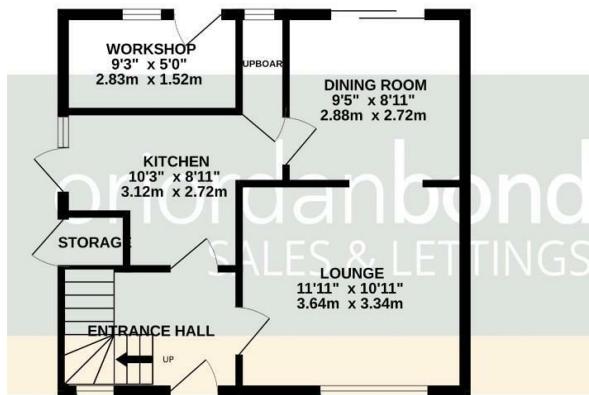
Agents Note



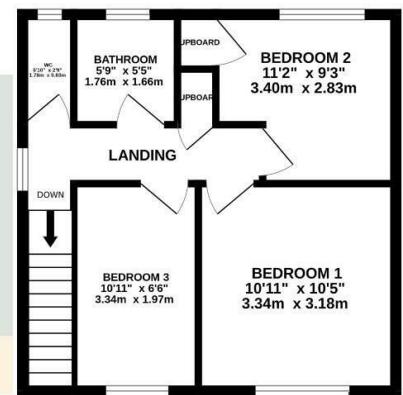




GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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