



**8 Hollowell Close, Rushden
NN10 0YY
Price £210,000 Freehold**

VIEWINGS FROM 1/4/26 AND ONWARDS ONLY Offered to the market with no onward chain and situated in a very desirable location on the southern side of Rushden is this two bedroom modern town home. The property benefits from a ground floor cloakroom/WC, en-suite shower room/WC, family bathroom/WC, kitchen, living room, PVC double glazing and modern boiler. Furthermore, a single garage, driveway parking and a fully enclosed rear garden, with rear gated access. Ideally located with local pocket parks, bus routes and schools just a short walk away. An ideal first time purchase or indeed buy to let investment. (Asking price is reflective of the cosmetic updating required here)

- No Onward Chain
- Cul-De-Sac Location
- Rushden Primary Academy Within Walking Distance
- Fantastic Road Links
- Two Bedrooms, Two Bathrooms
- Good Size Lounge, Kitchen
- Ground Floor Cloakroom / WC
- Rear Garden
- Single Garage & Off Road Parking Space
- Energy Efficiency Rating - D68



Location

Hollowell Close can be found off Goulsbra Road which can be found at the end of Maye Dicks 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

B

Energy Rating

Energy Efficiency Rating - D68

Certificate number - 2091-8013-4090-9104-5091

Hall

Kitchen 9'8" x 6'10" (2.94m x 2.09m)

Living Room 12'10" x 13'11" (3.90m x 4.23m)

Maximum measurement.

WC

Landing

Bedroom 1 11'3" x 8'8" (3.42m x 2.63m)

Minimum measurement, plus recess.

En-suite Shower Room

Bedroom 2 11'3" x 7'4" (3.42m x 2.24m)

Maximum measurement.

Bathroom

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.

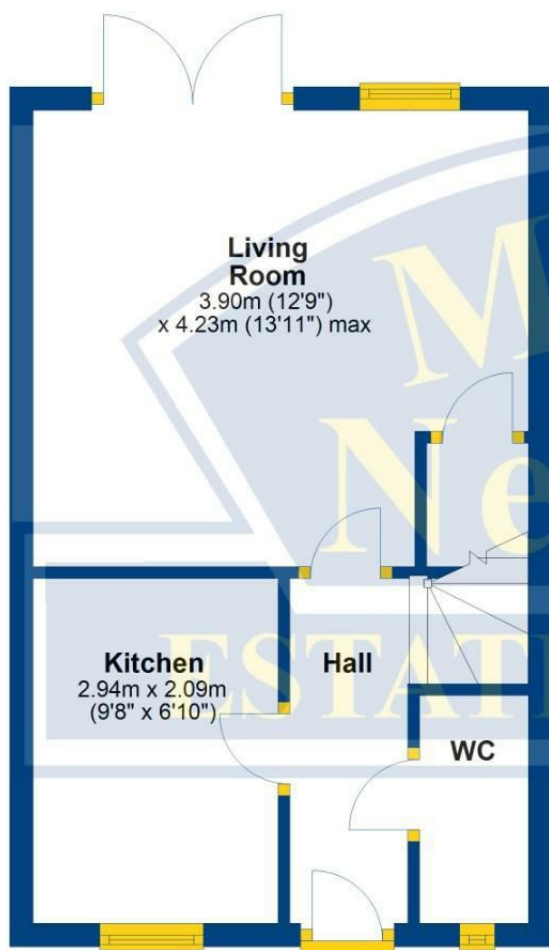
Money Laundering Regulations 2017

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).



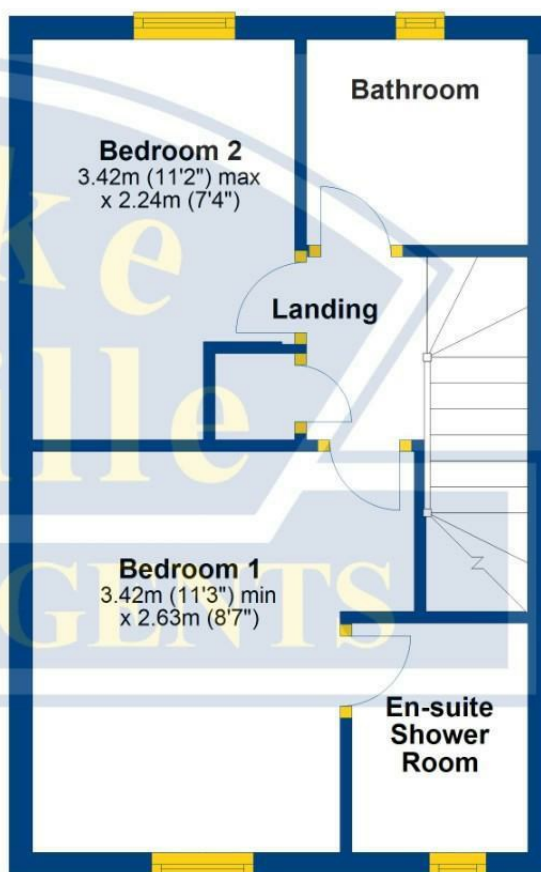
Ground Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



First Floor

Approx. 29.3 sq. metres (315.9 sq. feet)



Total area: approx. 58.7 sq. metres (631.8 sq. feet)