



**6 Celandine Close, Rushden  
Northamptonshire NN10 0GJ  
Price £250,000 Freehold**

**\*\*NO ONWARD CHAIN\*\*** A 2001 David Wilson Homes constructed attractive end of terrace home, offered to the open market for sale with no onward chain. Situated on the South side of the Town, just off Bedford Road, in a sought after cul-de-sac location. Three bedrooms, en-suite shower room to master, main bathroom, landing, hall, ground floor cloakroom/WC, lounge, dining room and kitchen. Contact us to arrange your viewing.

- South Side of the Town - No Onward Chain
- Three Bedrooms
- PVC double glazing and Gas radiator central heating
- Energy Rating - C72
- Lounge and Separate Dining room
- En-suite Shower Room / WC to master
- Off Road parking for 2 vehicles to the rear
- Kitchen, Ground Floor Cloakroom / WC
- Main bathroom / WC
- Enclosed Rear Garden





### Location

Off Bedford Road, on the South Side of the Town. 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 - C72

Certificate number - 8468-6120-4499-4689-1992

### Accommodation

#### Ground Floor

##### Hall

##### WC

Lounge 12'6" x 12'1" (3.82m x 3.69m)

Dining Room 9'6" x 8'2" (2.91m x 2.51m)

Kitchen 12'10" x 6'10" (3.92m x 2.10m)

#### First Floor

##### Landing

Bedroom 1 9'6" x 10'9" (2.91m x 3.30m)

En-Suite Shower Room / WC

Bathroom / WC

Bedroom 2 10'0" x 8'0" (3.07m x 2.44m)

Bedroom 3 6'9" x 7'2" (2.08m x 2.20m)

#### Outside

##### Front

Small area of front garden.

##### Rear Garden

Enclosed rear garden - side gated access.

### Rear Tandem Parking

Tandem parking to rear - The spaces belonging to the property are outlined in Red on the picture.

### 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

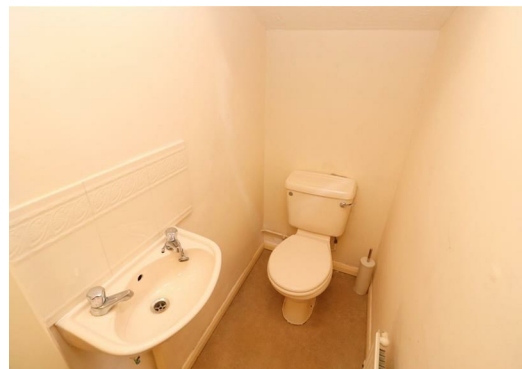
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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).

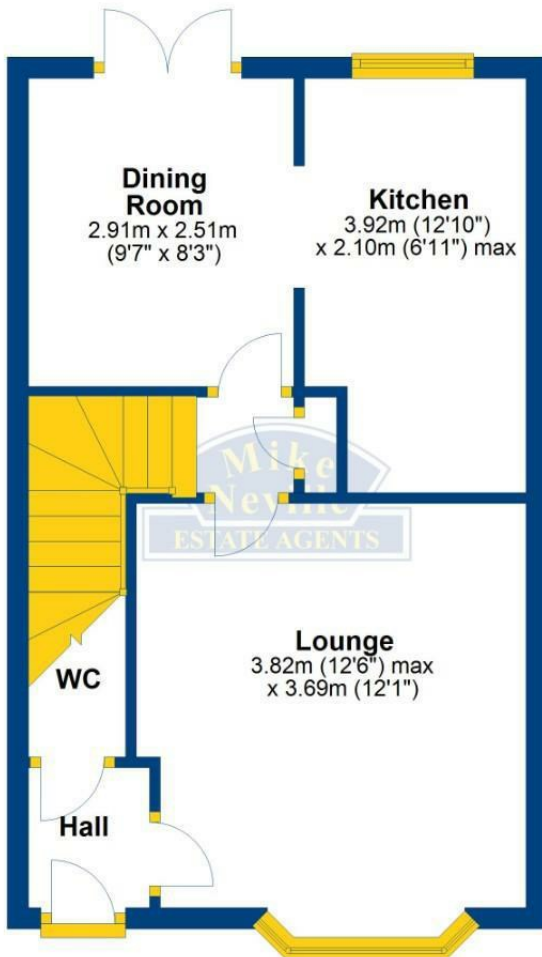






## Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



## First Floor

Approx. 37.2 sq. metres (400.7 sq. feet)



Total area: approx. 74.3 sq. metres (799.6 sq. feet)