



**71 Saxon Rise, Irchester  
Northamptonshire NN29 7AU  
Price £205,000 Freehold**

We are delighted to offer for sale with no upward chain this semi detached bungalow situated in a cul-de-sac location, and within walking distance of the local amenities within Irchester. This well presented bungalow features a conservatory addition that links the lounge to the kitchen, a block paved driveway for one vehicle, and pleasant gardens that surround the side and rear of the property.

- No Upward Chain
- Easy driving distance to Rushden, Wellingborough, A45 and A509
- Conservatory addition leading to rear garden
- Energy Efficiency Rating - E52
- Cul-de-sac location
- Two good size bedrooms
- Block paved driveway for one vehicle
- Walking distance to local shops and amenities
- Lounge opening into the conservatory
- Established side and rear garden





### Location

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

A

### Energy Rating

Energy Efficiency Rating - E52

Certificate number - 9118-7011-6281-5811-7980

### Current Tenant

The property is currently tenanted on a rolling monthly contract, with the tenants paying £685PCM, and have a desire to stay. But notice would also be served in due course should a buyer be found that wishes to live in the property.

### Accommodation

#### Hall

Loft access.

#### Bedroom 1 10'1" x 9'1" (3.07 x 2.76)

#### Bedroom 2 14'6" x 6'1" (4.42 x 1.85)

Maximum measurement.

#### Bathroom

Modern white suite comprising a panelled bath, pedestal wash hand basin and low flush wc.

#### Kitchen 8'9" x 5'10" (2.67 x 1.79)

Galley style kitchen with worktop space to three walls, and high level storage units, allowing for as much floor space as possible. Space and plumbing for washing machine. Space for freestanding cooker. Wall mounted gas fired Baxi combination boiler.

#### Lounge 14'8" x 9'2" (4.46 x 2.79)

Feature electric fire and fireplace.

#### Conservatory 8'6" x 15'8" (2.58 x 4.78)

Opening and linking through from the lounge to the kitchen, with doors out to the rear garden.

### Outside

#### Front

### N.B.

The block paved driveway directly in front of the property is virtually all owned by number 71. But there is a legal right for 71a to park two vehicles as close to 71a as possible (but in reality, there will be one space for 71, and one for 71a), on the understanding that they are also liable for 50% of repair costs to same area.

### Driveway Parking

Block paved driveway for one vehicle.

### Side and Rear Gardens

A well established garden, with a path along the side and rear of the property, before leading out onto an area of lawn and a well stocked flower border to the rear of the garden. Gated access through from front.

### 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

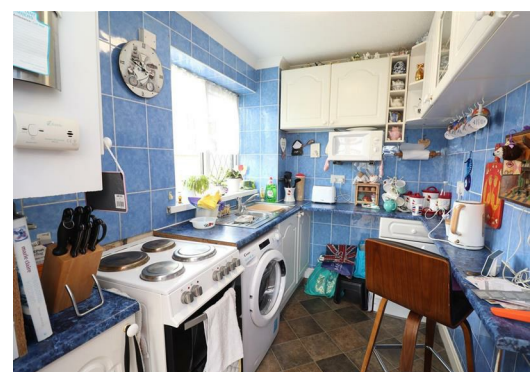
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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. 55.0 sq. metres (592.2 sq. feet)



Total area: approx. 55.0 sq. metres (592.2 sq. feet)