

Neville House, 67 Wellingborough Road,  
Rushden, Northamptonshire, NN10 9YG  
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**43 Wymington Road, Rushden  
Northamptonshire NN10 9JZ**



**£199,950 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this 2/3 bedroom mature detached bungalow, offering great potential and being situated on the Rushden/Wymington border. Offered for sale with no onward chain, the asking price reflects the need for general up-dating throughout and in addition to this, there is scope to extend to the side, rear and above, if so required, subject to relevant planning permission, consents, etc. Externally, providing off road parking, garage and a generous rear garden. An immediate viewing is advised.

- Two main double bedrooms
- Dining room/lounge
- Bathroom/w.c
- Utility room
- Garage plus off road parking
- Third bedroom/lounge
- Kitchen/breakfast room
- Conservatory
- PVC double glazing & gas radiator central heating
- Generous, enclosed rear garden

#### Location

Situated on the border of Rushden and Wymington, where Wymington Road, Rushden meets Rushden Road, Wymington as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

#### Council Tax Band

C

#### Energy Rating

To be advised.

#### Accommodation

##### Hall

Lounge 12'0" x 12'0" (3.65m x 3.65m)



Dining Room 11'11" x 12'0" (3.63m x 3.65m)

Maximum measurement including cupboard



Kitchen 14'0" x 12'0" (4.26m x 3.65m)

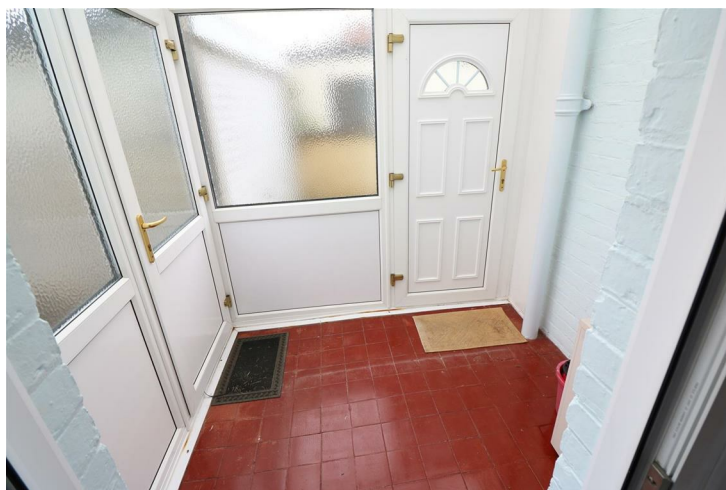
Absolute maximum measurement



Utility Room 5'6" x 7'1" (1.68m x 2.15m)



Conservatory 7'3" x 5'8" (2.21m x 1.74m)



Bedroom 1 12'0" x 12'0" (3.65m x 3.66m)



Bedroom 2 11'11" x 10'0" (3.63m x 3.04m)

Maximum measurement



#### Bathroom

##### Additional Information

Heating by way of gas radiator central heating - modern wall mounted boiler situated in kitchen/breakfast room.

PVC double glazing.

Loft access in hallway.

##### Outside

##### Front

Area of front garden. Driveway approach to the side of the property, providing off road parking, leading to garage.

##### Garage

Being detached with up and over door to front and side personal door to rear garden.

##### Rear Garden

Fully enclosed and of a good size, being well matured. Main garden area and additional areas of garden, both close to the bungalow and at the end of the main garden.



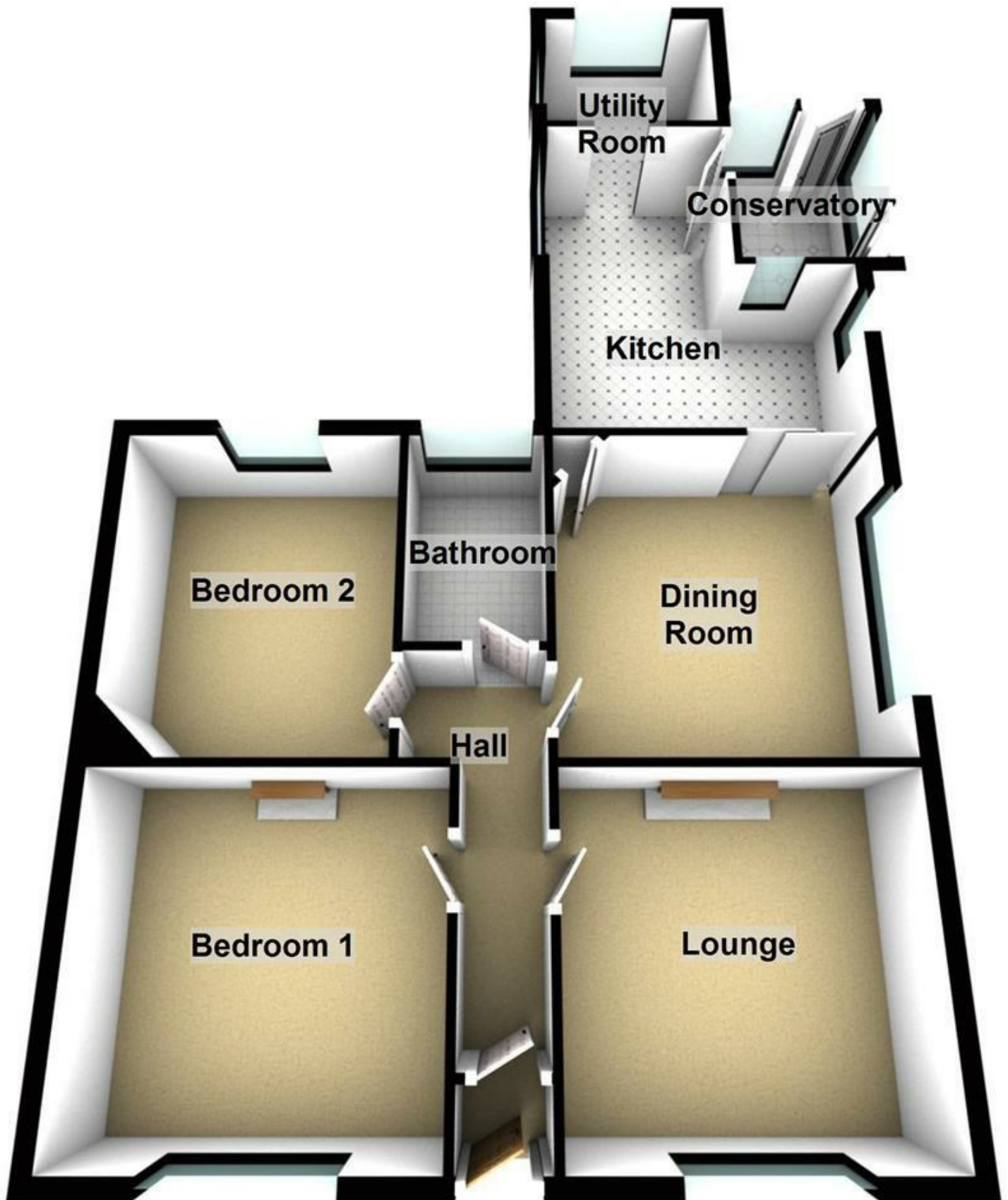
#### Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 - We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. 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.



# Ground Floor

Approx. 82.9 sq. metres (891.8 sq. feet)



Total area: approx. 82.9 sq. metres (891.8 sq. feet)

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