



**1 Beaconsfield Place, Rushden
Northamptonshire NN10 0AL
£174,950 Freehold**

Incredibly spacious property offered with no upward chain. Benefitting from two large reception rooms, a spacious kitchen/breakfast room, an en-suite shower room & a ground floor cloakroom, whilst externally there is one parking space. Town centre location. Ideal First Time Purchase or Buy To Let.

- 3 Bedrooms
- Lounge
- Front, side & rear garden
- En-suite to master bedroom
- Dining room
- Off road parking space
- Bathroom/w.c
- Kitchen/breakfast room



Location

Beaconsfield Place is a town centre location, and is accessed off High Street, Rushden. There is vehicular and pedestrian access, and in addition to this there is pedestrian only access via Rectory Road/Beaconsfield Terrace. Beaconsfield Place is situated on a small section of a one way system, and can be found just before the turning into Station Road and John Clark Way/Rectory Road. Upon turning up into Beaconsfield Place, the property can be found on the right hand side, and is identified via our For Sale board.

Council Tax Band

C

Energy Rating

C

Accommodation

Ground Floor

Hall

W.C

Lounge 15'3" x 14'0" (4.65m x 4.27m)

Dining Room 14'10" x 9'4" (4.51m x 2.84m)

Plus large entrance area

Kitchen/Breakfast Room 10'9" x 14'2" (3.27m x 4.31m)

Plus small recess, plus understairs cupboard.

First Floor

Bedroom 1 15'7" x 10'2" (4.76m x 3.10m)

En-suite Shower Room/W.C

Bedroom 2 15'3" x 13'11" (4.65m x 4.25m)

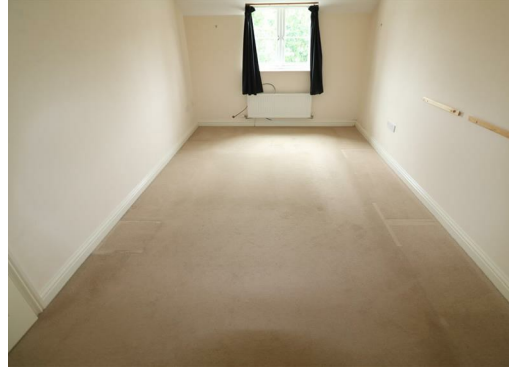
Restricted head height

Bedroom 3 9'2" x 6'9" (2.80m x 2.07m)

Bathroom/W.C

Landing





Additional Information

No appliances or services have been tested by ourselves.
Wall mounted gas fired boiler concealed within kitchen cupboard.
Stainless steel oven, hob & extractor fan, as well as plumbing for a washing machine and dishwasher all within kitchen.
Airing cupboard housing hot water cylinder on landing.
Loft access on landing.

Outside

Front Garden

Small area of front lawn with paved path to front door.

Rear/Side Garden

Small patio and paved path, leading onto small area of lawn. Gated access through to front.

Off Road Parking

One block paved parking space.

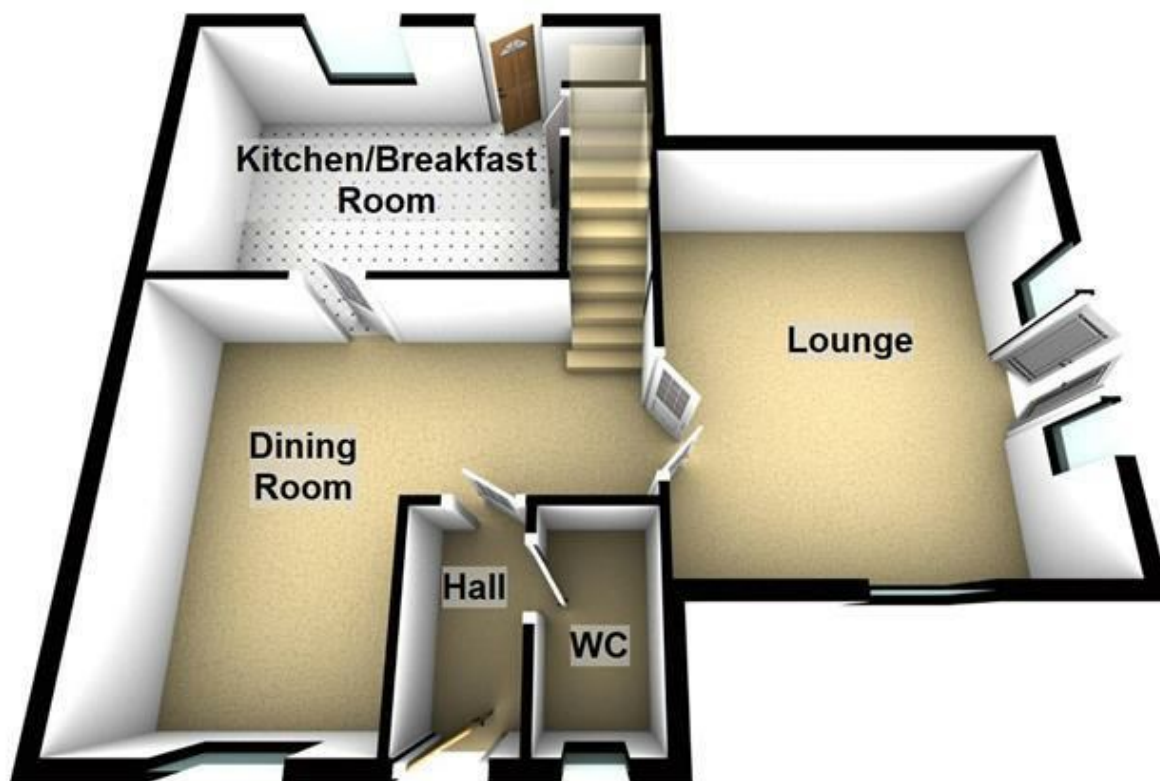
Disclaimer

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. 62.0 sq. metres (667.2 sq. feet)



First Floor

Approx. 61.7 sq. metres (664.6 sq. feet)



Total area: approx. 123.7 sq. metres (1331.8 sq. feet)

Sales and Lettings Offices

RUSHDEN
01933 316316

BEDFORD
01234 327455

WOBURN
01525 290393

HITCHIN
01462 438979

Auction Rooms
CHARLES ROSS
FINE ART AUCTIONEERS
AND VALUERS
01525 290502

Registered in England 4144174