



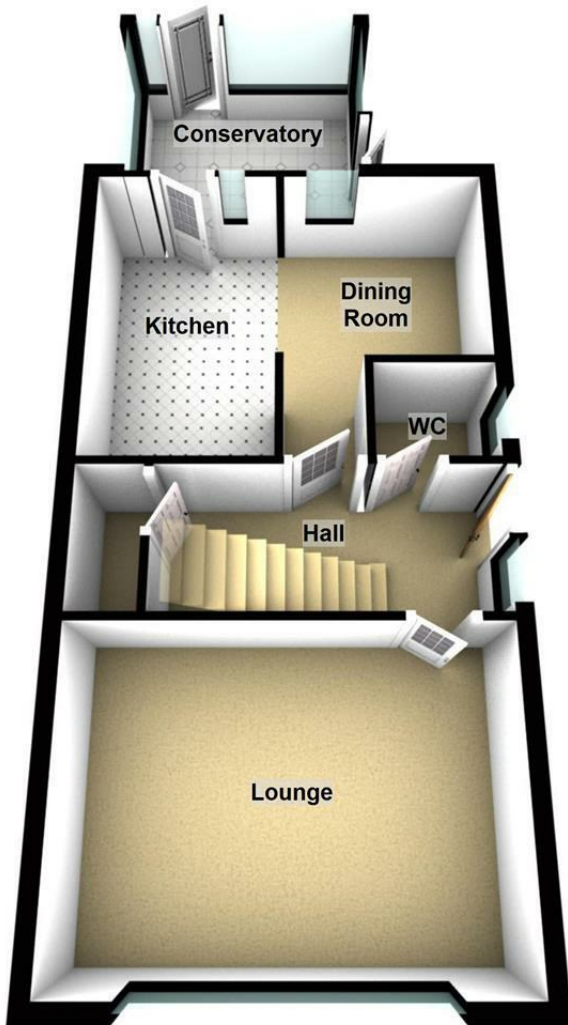
**2 Foxwood Close, Rushden  
Northamptonshire NN10 6UF  
£144,995 Freehold**

**A RARE opportunity to purchase a Norfolk Thatcher semi with NO CHAIN and requiring modernisation, reflected in the sensible asking price, situated in a small cul de sac just off Melloway Road. This property will undoubtedly receive much interest - please contact us immediately to arrange to view.**

- Three bedrooms
- Kitchen/Dining Room
- PVC Double Glazing
- Enclosed Rear Garden
- Wet Room/W.C
- Conservatory
- Gas Radiator Central Heating
- Lounge
- Ground Floor Cloakroom/W.C
- Tandem Garage

### Ground Floor

Approx. 50.7 sq. metres (546.1 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



Total area: approx. 94.8 sq. metres (1020.0 sq. feet)

**Location**

Foxwood Close is situated off Melloway Road, with Melloway Road in turn situated off Irchester Road and Masfield Drive. On turning into Melloway Road off Irchester Road take the first left turning into Foxwood Close and follow the cul-de-sac round, with the property being found on the left-hand side, as identified by our for sale board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

**Council Tax Band**

B

**Energy Rating**

To Be Advised.

**Accommodation****Ground Floor****Hall****Ground Floor W.C**

**Lounge 11'8" x 15'7" (3.55m x 4.75m)**

**Dining Room 8'2" x 8'0" (2.50m x 2.44m)**

Plus door recess

**Kitchen 12'4" x 7'3" (3.76m x 2.21m)**

**Conservatory 7'9" x 9'7" (2.35m x 2.93m)**

**First Floor****Landing**

**Bedroom 1 11'11" x 15'7" (3.64m x 4.75m)**

**Bedroom 2 9'5" x 8'4" (2.87m x 2.53m)**

Plus door recess

**Bedroom 3 9'5" x 6'11" (2.87m x 2.12m)**

Plus door recess, Plus built in wardrobe

**Shower Room/W.C 8'6" x 5'7" (2.58m x 1.70m)**

**Additional Information**

The property requires modernisation, as reflected in the asking price, by way of re-carpeting, re-decoration, modernisation of kitchen and bathroom suites, tidying of front and rear gardens, etc. This will become apparent upon viewing.

Modern gas fired combination boiler situated in loft for central heating and hot water (not seen or tested by ourselves).

PVC double glazing.

Offered for sale with no upward chain.

The property, we understand, will be cleared before completion.

**Outside****Front**

Overgrown front garden. Driveway approach to side of property, providing off road parking for several vehicles, leading to tandem garage.

**Tandem Garage****Rear Garden**

Enclosed and providing privacy, again being overgrown.

**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.



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