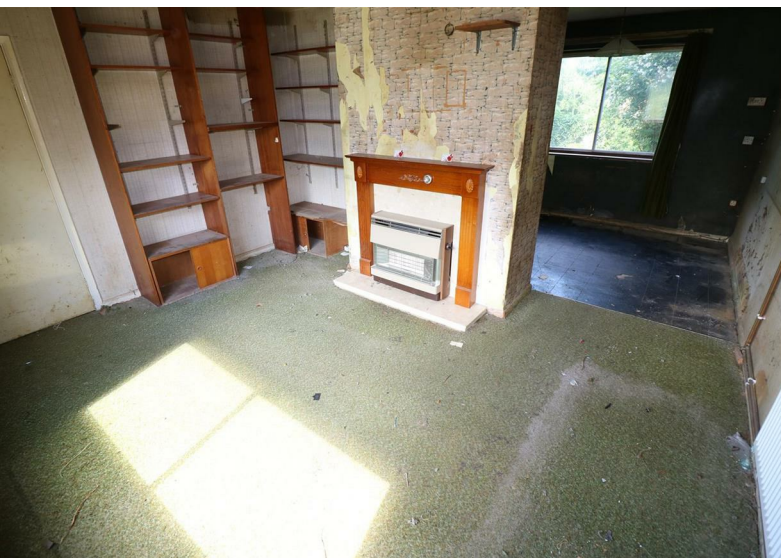


Neville House, 67 Wellingborough Road,  
Rushden, Northamptonshire, NN10 9YG  
T: 01933 316316  
E: sales@mike-neville.co.uk  
www.mike-neville.co.uk



**21 Haddon Close, Rushden  
Northamptonshire NN10 9HZ**



**Guide price £150,000 Freehold**



An established, 3 bedroom semi, with garage, driveway and good size rear garden. Situated in a cul-de-sac location, just off Barnwell drive. Offered for sale with no upward chain, with full modernisation required.

- 3 bedrooms
- Lounge
- Kitchen
- Enclosed rear garden
- Bathroom/w.c
- Dining room
- Garage

### Location

Haddon Close is situated off Barnwell Drive, with the property being found as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

E

### Accommodation

#### Ground Floor

#### Hall

**Lounge 11'6" x 14'2" (3.51m x 4.32m)**

Maximum measurement



**Dining Room 8'5" x 8'10" (2.57m x 2.69m)**

**Kitchen 8'5" x 11'2" (2.57m x 3.41m)**



#### First Floor

#### Landing

**Bedroom 1 8'6" x 13'7" (2.58m x 4.13m)**

Plus built in wardrobe

**Bedroom 2 9'7" x 11'3" (2.93m x 3.42m)**

Minimum measurement, plus door recess & built in wardrobe

**Bedroom 3 6'9" x 8'11" (2.07m x 2.72m)**

Maximum measurement

#### Bathroom/W.C

#### Outside

**Garage 17'9" x 7'9" (5.41m x 2.37m)**

#### 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.

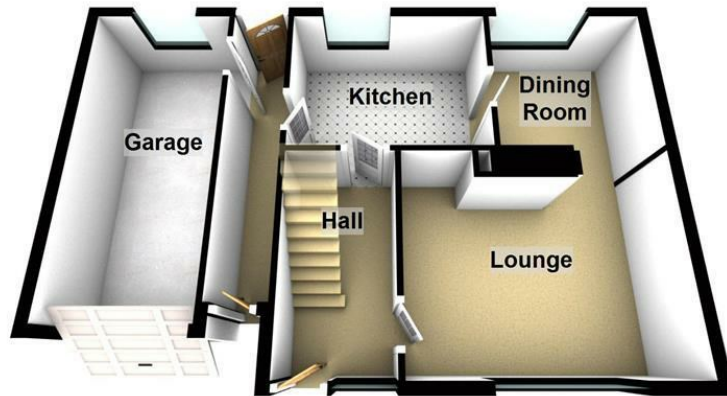






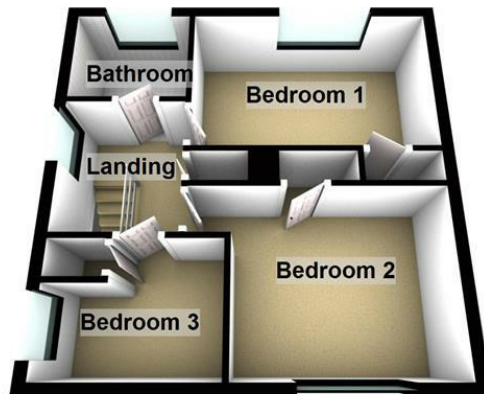
## Ground Floor

Approx. 57.0 sq. metres (613.8 sq. feet)



## First Floor

Approx. 38.7 sq. metres (416.9 sq. feet)



Total area: approx. 95.7 sq. metres (1030.6 sq. feet)

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