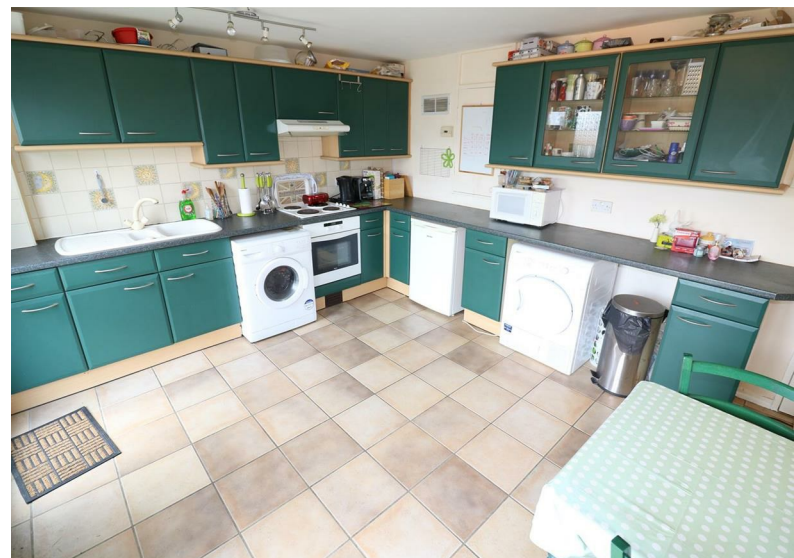


Neville House, 67 Wellingborough Road,
Rushden, Northamptonshire, NN10 9YG
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**140 Grangeway, Rushden
Northamptonshire NN10 9JD**



£144,950 Freehold

Offered with no upward chain is this three bedroom house, which benefits from a spacious kitchen/dining room & a good size lounge. Externally there are front and rear gardens along with a single garage located in a block to the rear of the property. Ideal Buy To Let or First Time Purchase.

- Three bedrooms
- Good size lounge
- PVC double glazing
- Front and rear gardens
- First floor bathroom/w.c
- Spacious kitchen/dining room
- Gas radiator central heating
- Single garage

Location

Grangeway is situated on the south western side of the town on the Home Farm Estate and is located between Wymington Road/Hall Avenue/Manor Road and Whitefriars/St. Margarets Avenue. The property can be found close to the turning into Barnwell Drive. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

C

Council Tax Band

B

Accommodation

Ground Floor

Entrance Hall

Lounge 14'3" x 15'1" (4.34m x 4.59m)

Maximum including stairs and cupboard



Kitchen/Dining Room 11'10" x 15'1" (3.60m x 4.59m)

Plus airing cupboard



First Floor

Bedroom 1 11'8" x 10'0" (3.56m x 3.04m)

Plus cupboard, plus door recess

Bedroom 2 11'3" x 9'0" (3.43m x 2.74m)

Plus door recess

Bedroom 3 8'2" x 6'0" (2.50m x 1.83m)

Bathroom/ w.c

Landing

Additional Information

Wall mounted, gas fired central heating boiler located within kitchen.

Airing cupboard housing hot water cylinder located within kitchen.

Loft access on landing

Outside

Outside Store

Front Garden

Rear Garden

Patio area leading onto main lawn area. Gated access at far end for personal use only, through to garaging.



Single Garage 15'9" x 8'0" (4.80m x 2.44m)

Internal measurement, very approx. Up and over door to front. The garage is situated in an area of eighteen garages, with this garage being in a block of nine. As you approach the garages from Arundel Court (off Barnwell Drive), the garage in question is the fifth one on the left-hand side.



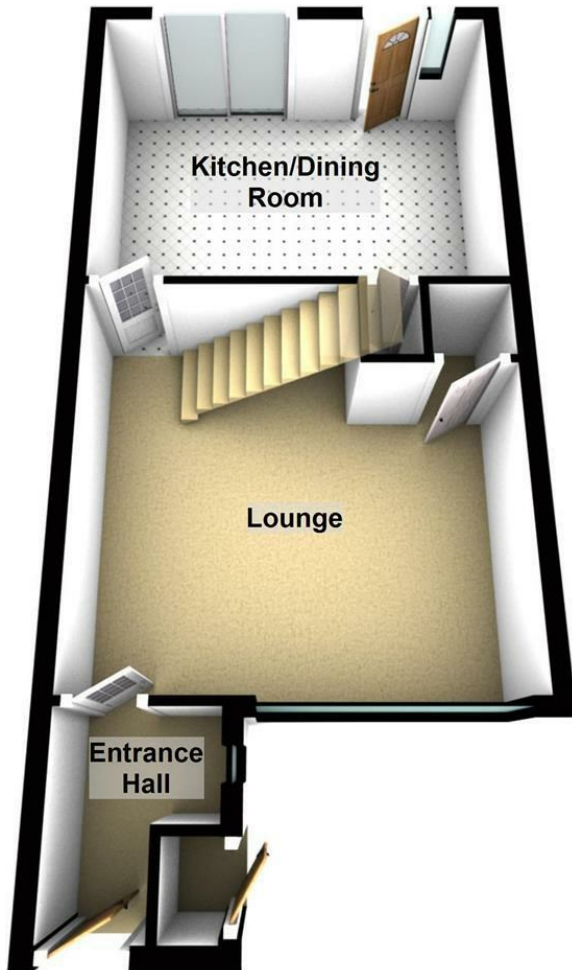
Disclaimer

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.



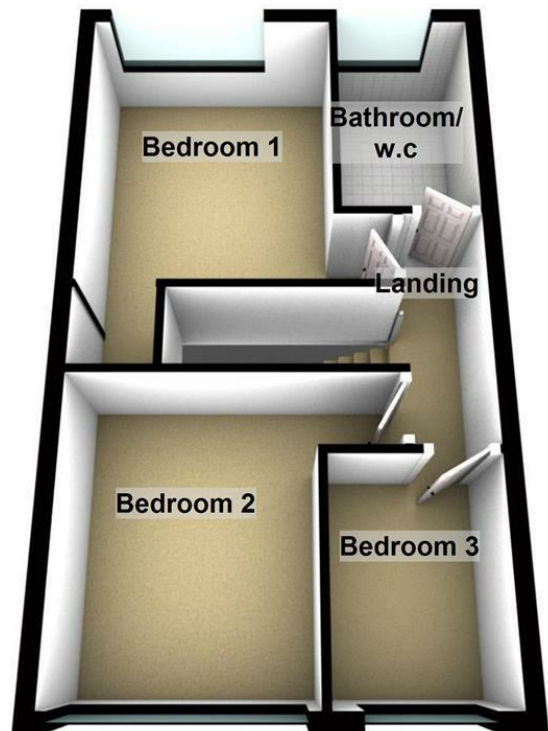
Ground Floor

Approx. 40.1 sq. metres (431.4 sq. feet)



First Floor

Approx. 38.0 sq. metres (408.9 sq. feet)



Total area: approx. 78.1 sq. metres (840.3 sq. feet)

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