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**Mike
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ESTATE AGENTS



**7 Betony Walk, Rushden
Northamptonshire NN10 0TL**



£139,950 Freehold

ONE OF THE FIRST TO VIEW WILL BUY this extended semi in a rarely available cul de sac on the south side of the town. In superb condition throughout and prime for first time buyers and buy to let applicants alike. VIEW TODAY – GONE TOMORROW!

Location

Betony Walk is situated off Greenacre Drive. Upon entering Betony Walk the property can be found on the left-hand side. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

To be advised.

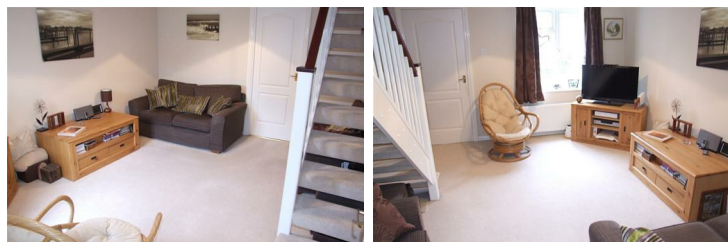
Accommodation

Ground Floor

Hall

Lounge 13'10" x 12'8" (4.22m x 3.86m)

Including stairs rising to first floor.



Kitchen/Dining Room 12'8" x 9'5" (3.86m x 2.87m)



Conservatory 9'9" x 8'11" (2.97m x 2.72m)



First Floor

Bedroom One 12'8" x 10'0" (3.86m x 3.05m)

Maximum, including fitted cupboards.



Bedroom Two 12'8" x 6'8" (3.86m x 2.03m)

Bathroom/w.c



Landing

Additional Information

Replacement PVC double glazed windows and doors throughout.
Gas radiator central heating.
Replacement kitchen/dining room.
Replacement bathroom/w.c with shower over bath.
Loft access on landing.

Outside

Front

Area of front garden. Driveway parking providing off road parking for two vehicles. Gated access to rear garden.

Rear Garden

Fully enclosed.



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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