

**Mike
Neville**
ESTATE AGENTS

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33 316316

**FOR
SALE**

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**133 Hall Avenue, Rushden,
Northamptonshire, NN10 9EU**

£250,000 Freehold

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NN10 9EU
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Neville House, 67 Wellingborough Road, Rushden NN10 9YG
01933 316316 • sales@mike-neville.co.uk • www.mike-neville.co.uk

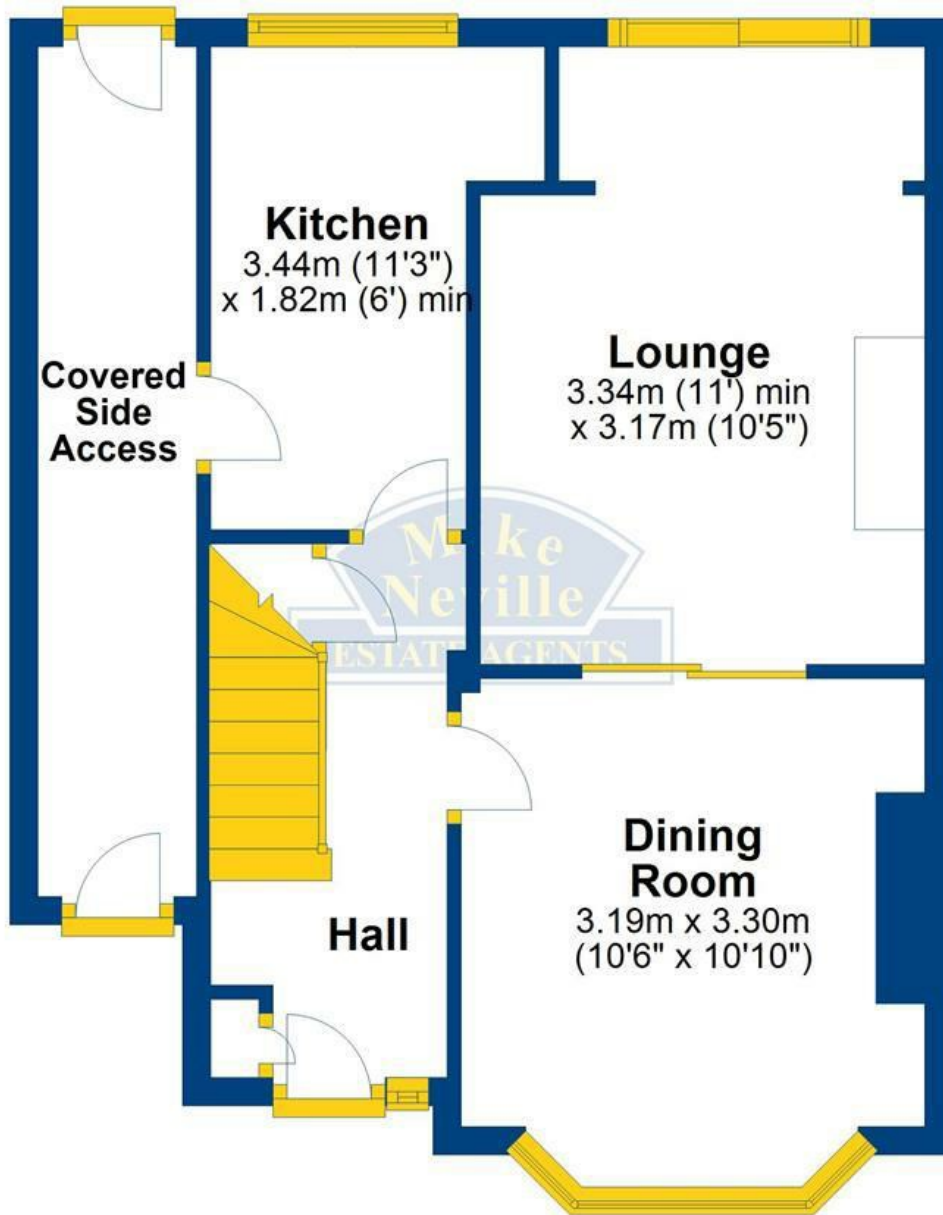
NO ONWARD CHAIN We are delighted to offer for sale this extended semi detached property situated in highly a sought after location, being with immediate walking distance of Hall Park, Southend Infant and Junior School & Whitefriars Primary School. Boasting two double bedrooms, first floor family bathroom, study, lounge, dining room and kitchen. Externally you will find off road parking for several vehicles and a large rear garden. To book that all important viewing, contact our office today.

- Sought After Residential Area
- Walking Distance To Local Schools
- Extended bay Fronted Semi Detached House
- Two Double Bedrooms, Plus Study / Nursery
 - Family Bathroom / WC
 - Lounge and Dining Room
 - No Onward Chain
- Large, Fully Enclosed Rear Garden
- Off Road Parking For Several Vehicles
 - Energy Efficiency Rating - E39



Ground Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)

Location

Hall Avenue is a continuation of St Mary's Avenue and links through to Manor Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - E39

Certificate number - 0360-2697-1180-2902-7871

Accommodation**Ground Floor****Hall****Dining Room**

10'6" x 10'10" (3.19m x 3.30m)

Plus bay window.

Lounge

10'11" x 10'5" (3.34m x 3.17m)

Minimum measurement, plus recess.

Kitchen

11'3" x 6'0" (3.44m x 1.82m)

Minimum measurement, plus recess.

Space for freestanding cooker.

Covered Side Access**First Floor****Landing**

Airing cupboard housing hot water cylinder.

Loft access.

Bedroom 1

14'5" x 7'5" (4.40m x 2.25m)

Minimum measurement, plus built in wardrobes.

Bedroom 2

10'6" x 9'2" (3.20m x 2.80m)

Minimum measurement, plus built in wardrobes, plus recess.

Study

5'5" x 5'5" (1.66m x 1.64m)

Bath / Shower Room / WC

Four piece suite comprising bath, separate shower cubicle, low flush wc and vanity wash hand basin, with further storage cupboard above.

Outside**Front**

Large block paved driveway with parking for several vehicles, with a small slightly raised flower bed.

Rear Garden

Large initial patio leading onto a large established lawn with established flower borders.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

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. Any appliances mentioned have not been tested by ourselves.







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