



**21 St. Margarets Avenue, Rushden
Northamptonshire NN10 9YQ
£260,000 Freehold**

We are delighted to offer for sale this extended semi detached house that features a large and established rear garden and is located within immediate walking distance of the town centre. Featuring two good size reception rooms, a modern and extended kitchen, as well a ground floor cloakroom to the ground floor, whilst to the first floor are two double bedrooms and a modern shower room. The property further benefits from driveway parking for two vehicles.

- Extended 1930's style semi detached house
- First floor shower room
- Two reception rooms
- Energy Efficiency Rating - D67
- Walking distance to town centre
- Ground floor cloakroom/wc
- Off road parking for two vehicles
- Two good size bedrooms
- Modern kitchen
- Large and established rear garden



Location

St Margarets Avenue is located close to the Town Centre and in turn is access off or Wellingborough Road and Whitefriars. The property is located at to the lower end of St Margarets Avenue, towards Wellingborough Road . Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D67

Certificate number - 2130-7109-8040-5106-4301

Accommodation

Accommodation

Ground Floor

Hall

WC

Lounge 9'11" x 15'5" (3.02m x 4.70m)

Plus bay window.

Dining Room 11'11" x 12'5" (3.64m x 3.79m)

Plus under stairs cupboard.

Kitchen 8'3" x 6'11" plus 7'6" x 7'2" (2.54m x 2.13m plus 2.31m x 2.20m)

Modern fitted kitchen with high gloss base, wall and drawer units.

Fitted double oven, ceramic hob and extractor hood.

Built in dishwasher.

Space for tall fridge/freezer.

Space and plumbing for washing machine.

First Floor

Landing

Loft access.

Wall mounted gas fired Ideal combination boiler within cupboard.

Further storage cupboard.

Bedroom 1 10'0" x 10'7" (3.06m x 3.23m)

Maximum measurement.

Bedroom 2 12'2" x 9'11" (3.72m x 3.02m)

Maximum measurement.

Shower Room

Suite comprising corner shower cubicle, low flush wc and vanity wash hand basin, with full tiled surrounds and a heated towel rail.

Outside

Front

Low maintenance block paved and hard standing frontage, with off road parking for up to two vehicles. Gated access through to rear garden.

Rear Garden

Large and very established rear garden, with a large initial patio area across the rear of the property, with steps down to the main area of lawn. Bordering the lawn are shallow planted flower borders, and leads onto a further patio area to the rear of the garden, with hardstanding for the useful storage shed.

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

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.

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.

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).

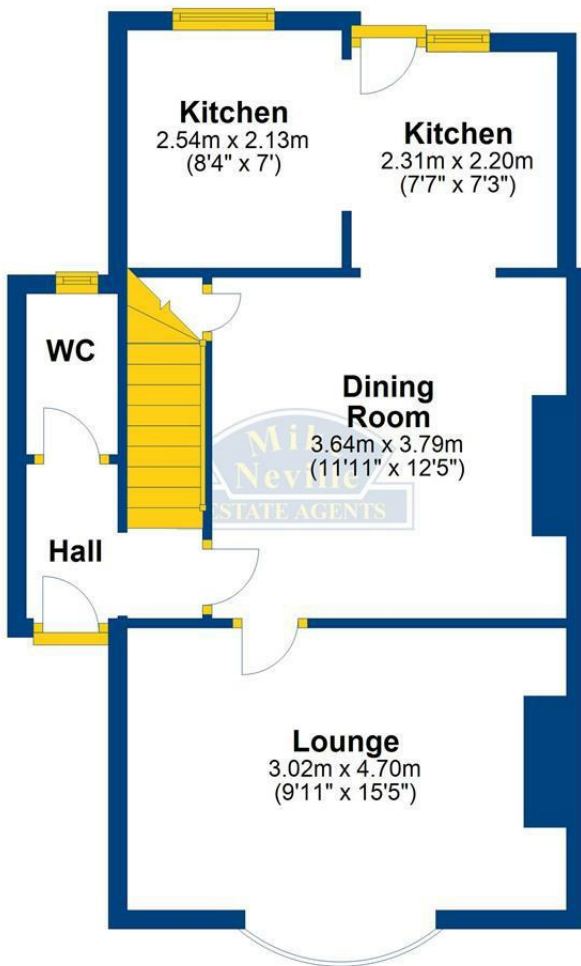






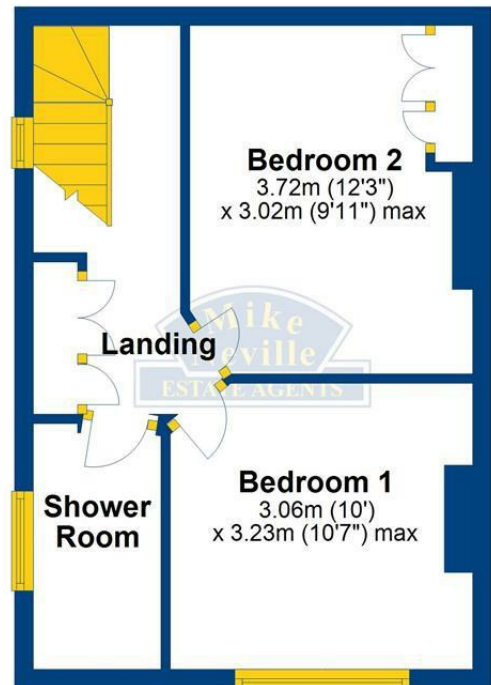
Ground Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.3 sq. feet)



Total area: approx. 79.0 sq. metres (850.8 sq. feet)



Property Agency Offices: Bedford • Hitchin
Rushden • Woburn
Auction Rooms: Banbury • Woburn

Cooper Beard Estate Agency (Rushden) Ltd
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY