

## 76 Park Avenue, Rushden, NN10 9NR



**£330,000 Freehold**

We are delighted to offer for sale with no upward chain, this spacious extended detached house, benefitting from three double bedrooms, a large lounge/dining room, study, and ground floor cloakroom wc. Externally, the property offers a large landscaped rear garden, tandem garage and driveway parking. Within easy walking distance of local amenities and schools. Ideal family home.

## **Location**

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**

D

## **Energy Rating**

Energy Efficiency Rating - D57

Certificate number - 0360-2522-9260-2927-0771

## **Accommodation**

### **Ground Floor**

#### **Hall**

#### **Lounge**

11'5" x 11'7" (3.47m x 3.53m)

Plus bay window.

Opening fully into the Dining Area.

Feature fireplace.

#### **Dining Room**

11'10" x 10'0" (3.61m x 3.06m)

With bi-fold doors opening onto the rear garden.

#### **Kitchen**

14'6" x 7'8" (4.41m x 2.33m)

Minimum measurement, plus under stairs cupboard, plus recess, plus further kitchen area.

Modern units with a range of base, wall and drawer units.

Built in double oven.

Built in fridge/freezer.

Built in dishwasher.

#### **Rear Hall**

#### **Store**

Wall mounted gas fired Worcester boiler.

#### **Study**

8'10" x 4'11" (2.69m x 1.51m)

#### **WC**

White suite comprising pedestal wash hand basin and low flush wc.

### **First Floor**

#### **Landing**

#### **Bedroom 1**

11'6" x 8'11" (3.50m x 2.71m)

Minimum measurement, plus built in wardrobes.

#### **Bedroom 2**

11'10" x 9'0" (3.61m x 2.75m)

Minimum measurement, plus built in wardrobes.

#### **Bedroom 3**

8'2" x 13'0" (2.49m x 3.97m)

Minimum measurement, plus large recess with storage & shelving.

#### **Bathroom**

Modern white suite comprising panelled bath with shower set over, vanity wash hand basin and low flush wc.

## **Outside**

### **Front**

Brick built and wrought iron wall to the front, with a block paved frontage with feature trees.

### **Driveway Parking**

Block paved for one vehicle, leading to the tandem garage.

### **Storage/ Workshop**

24'11" x 4'6" (7.60m x 1.38m)

Maximum measurement.

Useful area running alongside the majority of the tandem garage, providing storage and workshop space.

### **Tandem Garage**

29'11" x 8'10" (9.12m x 2.69m)

Maximum measurement.

With power and light connected.

Up and over door to front and personal door to rear garden.

### **Rear Garden**

Superb landscaped rear garden being private and secluded. Initially there is a large patio across the rear of the property, before leading onto a well kept lawn, being surround by a superb array of trees, hedgerow and planted 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](http://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

Main area: approx. 58.4 sq. metres (628.2 sq. feet)  
Plus garage, approx. 35.8 sq. metres (385.2 sq. feet)



### First Floor

Approx. 46.9 sq. metres (504.6 sq. feet)



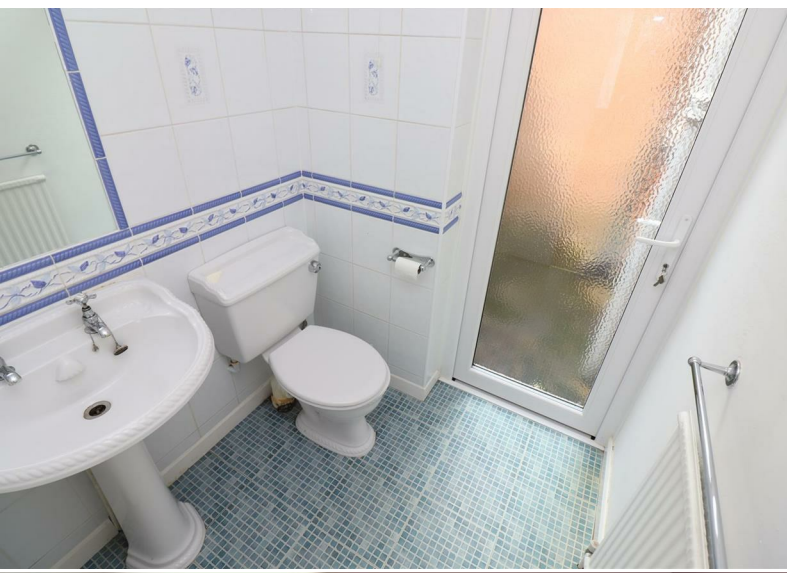
Main area: Approx. 105.2 sq. metres (1132.8 sq. feet)

Plus garage, approx. 35.8 sq. metres (385.2 sq. feet)





















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