



**Mike
Neville**
ESTATE AGENTS

20 St. Marys Avenue, Rushden, Northamptonshire, NN10 9EP

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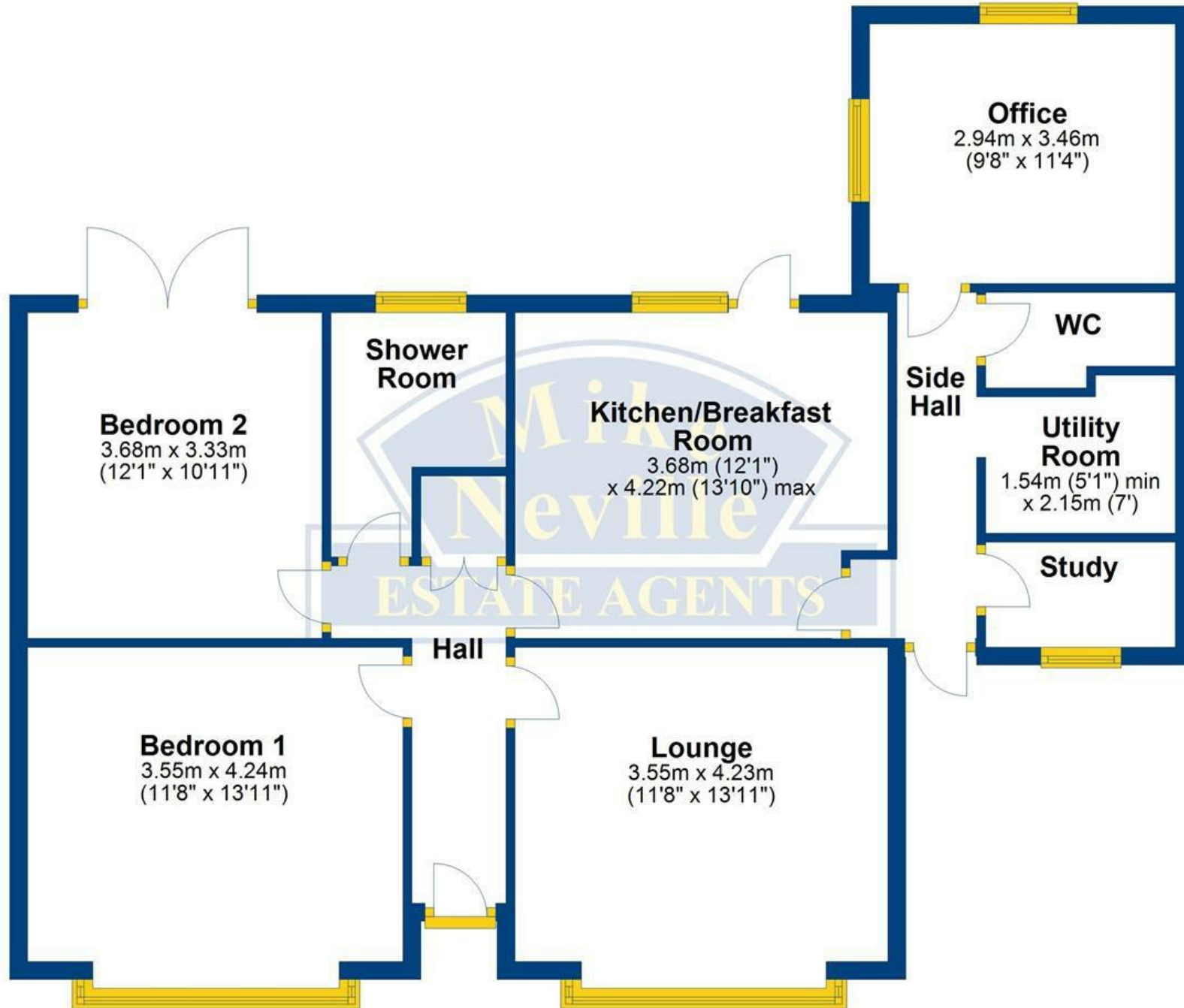
£450,000 Freehold

We are delighted to offer to the open market for sale this superb, spacious, extended detached bungalow, with a stunning rear garden, in a sought after residential area, close to Hall Park Grounds. Boasting a good size bay front lounge and both a modern kitchen/breakfast room and modern shower room. If outdoor space is at the top of your list, then look no further - the rear garden will be enough to keep any green-fingered member of the family happy all year round. This property also provides that all important off road parking for at least two vehicles. Contact ourselves today to arrange an early viewing.

- **Rarely Available**
- **New Boiler Fitted In 2.12.2022**
- **Three Double Bedrooms**
 - **Study**
 - **Off Road Parking**
- **Must See Property**
- **Double Bay Fronted Detached Bungalow**
- **Good Size Kitchen / Breakfast Room With Fitted Appliances**
 - **Superb, Large Rear Garden**
 - **Energy Efficiency Rating - D61**

Ground Floor

Approx. 94.7 sq. metres (1019.4 sq. feet)



Total area: approx. 94.7 sq. metres (1019.4 sq. feet)

Location

St Marys Avenue is situated between Wellingborough Road and Hall Avenue, with the property being found a little way up St Marys Avenue on the right-hand side, as identified via our 'for sale' board. Viewing should be made strictly via ourselves the Sole Selling Agents on 01933 316316

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D61

Certificate number - 2130-3300-8070-4194-1395

Accommodation

Porch

Hall

Cupboard. Access to loft space via loft ladder. The loft space is boarded and houses the modern gas fired boiler, installed 2.12.22.

Bedroom 1 11'8" x 13'11" (3.55m x 4.24m)

Plus bay window. Including fitted wardrobes etc.

Bedroom 2 12'1" x 10'11" (3.68m x 3.33m)

Bedroom 3 / Office / Music Room 9'8" x 11'4" (2.94m x 3.46m)

Shower Room / WC

Lounge 11'8" x 13'11" (3.55m x 4.23m)

Plus bay window.

Kitchen / Breakfast Room 12'1" x 13'10" (3.68m x 4.22m)

Maximum measurement.

Fitted appliances by way of dishwasher, fridge, double electric oven, electric hob and extractor.

Side Hall

Study 3'11" x 7'1" (1.19m x 2.15m)

Utility Room 5'1" x 7'1" (1.54m x 2.15m)

Plus small recess.

Plumbing and space for washing machine and tumble dryer. Space for tall fridge/freezer.

Cloakroom / WC

Outside

Front

Area of front garden. Side gated access into rear garden.

Off road parking for at least two vehicles.

Rear Garden

A superb rear garden, both in terms of condition and size. Backing on to a natural brook, which runs between St Marys Avenue and St Margarets Avenue.

Large patio/terrace area, leading on to a main lawn area. Many established shrubs, trees etc. Large gravel area. The garden is fully enclosed and is, alone, worthy of a viewing.

Workshop 15'7" x 7'4" (4.75m x 2.25m)

Maximum measurement. Power and light connected.

Summerhouse 7'5" x 5'6" (2.27m x 1.70m)

Minimum measurement, plus angled storage area.

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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