



**8 Upper Park Avenue, Rushden
Northamptonshire NN10 9NY
£225,000 Freehold**

Offered to the market with no onward chain is this bay fronted extended semi detached bungalow situated on a good size plot in a highly sought after residential location, just off Park Avenue, with all local amenities close by. The bungalow provides adaptable accommodation by way of the main bedroom alternatively being used a delightful sitting room overlooking the large, private rear garden, if so required. To arrange an early viewing, contact our office today.

- No Onward Chain
- Adaptable Accommodation
- Good Size, Private Rear Garden
- Energy Efficiency Rating - D58
- Sought After Residential Area
- Shower Room / WC
- Off Road Parking
- Viewing Advised
- 360 Tour Available
- PVC Double Glazing and Gas Radiator Central Heating



Location

Upper Park Avenue can be found off Park Avenue. 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 - D58

Certificate number - 1719-9134-3002-0003-3106

Accommodation

Porch

Hall

Access to loft space via loft ladder. The loft being mostly boarded with power and light connected.

Lounge 12'4" x 11'11" (3.76m x 3.64m)

Maximum measurement, plus bay window.

Dining Room 11'0" x 10'8" (3.35m x 3.26m)

Maximum measurement. Gas fired Worcester boiler, serviced June 2024, concealed in cupboard.

Kitchen 10'4" x 8'0" (3.14m x 2.44m)

Fitted electric oven. Gas hob. Extractor. Space and plumbing for washing machine. Space for tall fridge/freezer.

Bedroom 1 11'5" x 10'5" (3.48m x 3.17m)

Maximum measurement, including fitted wardrobes etc.

Bedroom 2 9'10" x 9'2" (3.00m x 2.79m)

Shower Room / WC

Outside

Front

Side gated access through to rear.

Off-Road Parking

For two vehicles, by way of a gravelled frontage.

Rear

Rear Garden

Fully enclosed and well established, providing privacy. Two useful sheds.

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

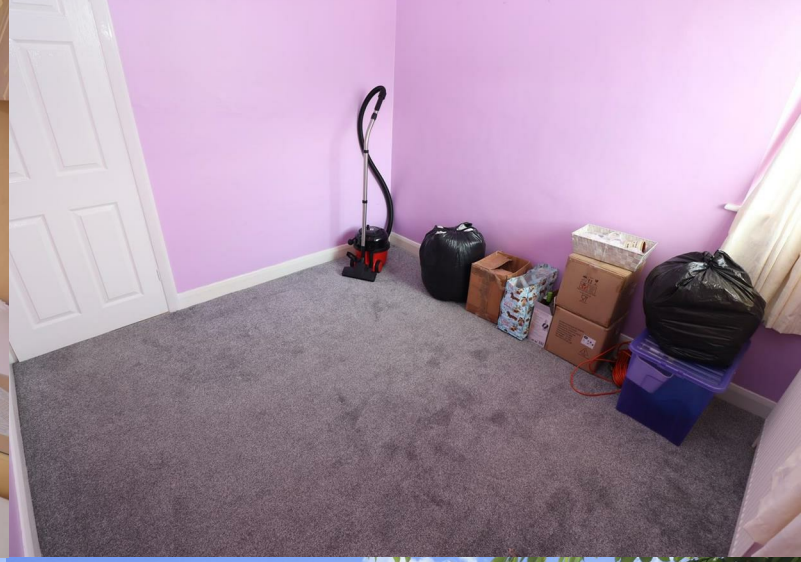
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

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.



Ground Floor

Approx. 61.8 sq. metres (665.3 sq. feet)



Total area: approx. 61.8 sq. metres (665.3 sq. feet)



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