



**96 St. Margarets Avenue, Rushden  
Northamptonshire NN10 9PW  
£245,000 Freehold**

Offered with no upward chain is the extended semi detached bungalow, that has been modernised throughout in recent years, to include a fantastic kitchen/dining room finished to a high standard, overlooking the rear garden. Along with this is a spacious four piece bath/shower room suite, lounge with bi-fold doors to the rear garden, two good size bedrooms, a block paved driveway for two vehicle off-road parking, and a large rear garden, offering a wealth of potential. Early viewing advised.

- No Upward Chain
- Extended semi detached Bungalow
- Modernised Throughout
- Spacious modern Kitchen/Dining room
- Four piece bath/shower room/WC
- Lounge with bi-fold doors to rear garden
- Block paved driveway parking for two vehicles
- Large rear garden
- Walking distance to local amenities
- Energy Efficiency Rating - D67



### Location

St Margarets Avenue is situated just off Wellingborough Road and links through to Grangeway/Whitefriars. Viewings should be made via ourselves the Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D67

Certificate number - 0030-2810-7794-9425-7345

### Accommodation

#### Hall

Loft access.

#### Bedroom 1 11'11" x 11'1" (3.63m x 3.39m)

Plus bay window.

#### Bedroom 2 9'0" x 10'4" (2.74m x 3.15m)

#### Bath/ Shower Room / WC

Modern white suite benefitting from a short panelled bath, separate corner shower cubicle, pedestal wash hand basin & low flush wc, with full tiled surrounds.

#### Lounge 10'9" x 11'0" (3.27m x 3.36m)

With bi-fold doors opening through to the rear garden.

#### Kitchen / Dining Room 17'9" x 10'11" (5.40m x 3.32m)

Minimum measurement, plus door recess, plus cupboards to one wall.

Superb kitchen comprising a range of base, drawer units, and full length floor to ceiling cupboards, finished a calming pale green, with a beech coloured worktop.

Built in double oven.

Built in gas hob.

Built in extractor hood.

Space and plumbing for washing machine.

Built in dishwasher.

Built in fridge/freezer.

### Outside

### Front

Block paved driveway, leading to a block paved path to the side entrance door.

### Rear Garden

Large and very established rear garden, split into two sections, with the first being mainly laid to lawn, with a path running alongside well stocked borders, which leads on to a second area, which could have a whole host of uses, in terms of an allotment area, further garden or other potential uses.

### Driveway Parking

Block paved, to the front of the property, for two vehicles.

### Agents Note

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### Money Laundering Regulations 2017

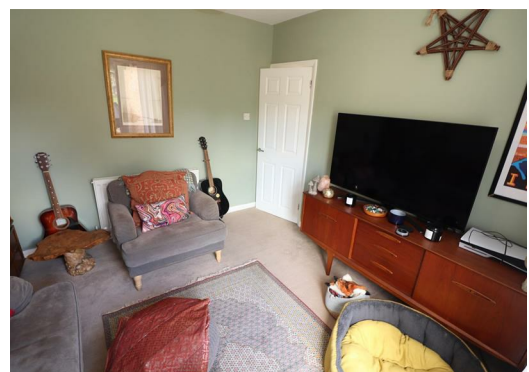
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

### 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

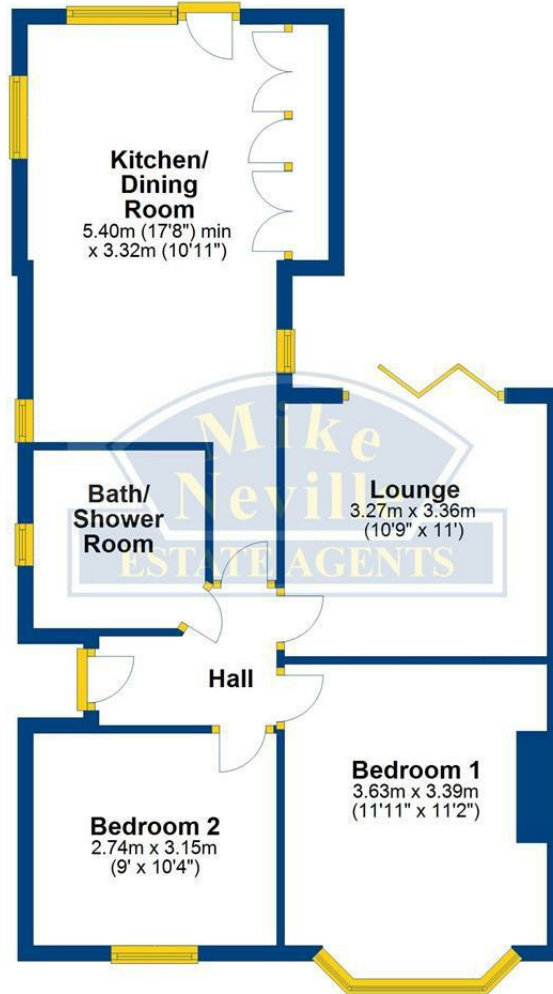
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## Ground Floor

Approx. 63.2 sq. metres (680.3 sq. feet)



Total area: approx. 63.2 sq. metres (680.3 sq. feet)