



**133 Hall Avenue, Rushden
Northamptonshire NN10 9EU
£225,000 Freehold**

Priced to sell quickly* *Proceedable buyers preferred We are delighted to offer for sale this extended semi detached property, situated in highly a sought after location, being with immediate walking distance of Hall Park Ground and both Southend and Whitefriars Primary Schools. Boasting two double bedrooms, first floor family bathroom, study, extended lounge, dining room with bay, kitchen and useful side hall. Externally, you will find off road parking for several vehicles and a large rear garden. To book that all important early viewing, contact our office today. **NO ONWARD CHAIN.**

- Sought After Residential Area
- Two Double Bedrooms, Plus Study / Nursery
- No Onward Chain
- Energy Efficiency Rating - E39
- Walking Distance To Local Schools
- Family Bathroom / WC
- Large, Fully Enclosed Rear Garden
- Extended bay Fronted Semi Detached House
- Lounge and Dining Room
- Off Road Parking For Several Vehicles



Location

Hall Avenue is a continuation of St Mary's Avenue and links through to Manor Road. 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 - E39

Certificate number - 0360-2697-1180-2902-7871

Accommodation

Ground Floor

Hall

Dining Room 10'6" x 10'10" (3.19m x 3.30m)

Plus bay window.

Lounge 10'11" x 10'5" (3.34m x 3.17m)

Minimum measurement, plus recess.

Kitchen 11'3" x 6'0" (3.44m x 1.82m)

Minimum measurement, plus recess.
Space for freestanding cooker.

Covered Side Access

First Floor

Landing

Airing cupboard housing hot water cylinder.
Loft access.

Bedroom 1 14'5" x 7'5" (4.40m x 2.25m)

Minimum measurement, plus built in wardrobes.

Bedroom 2 10'6" x 9'2" (3.20m x 2.80m)

Minimum measurement, plus built in wardrobes, plus recess.

Study 5'5" x 5'5" (1.66m x 1.64m)

Bath / Shower Room / WC

Four piece suite comprising bath, separate shower cubicle, low flush wc and vanity wash hand basin, with further storage cupboard above.

Outside

Front

Large block paved driveway with parking for several vehicles, with a small slightly raised flower bed.

Rear Garden

Large initial patio leading onto a large established lawn with established 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

Money Laundering Regulations 2017

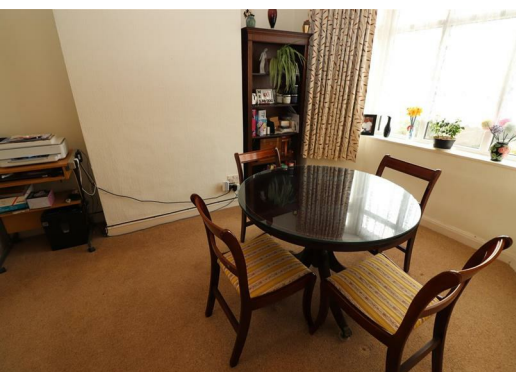
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

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

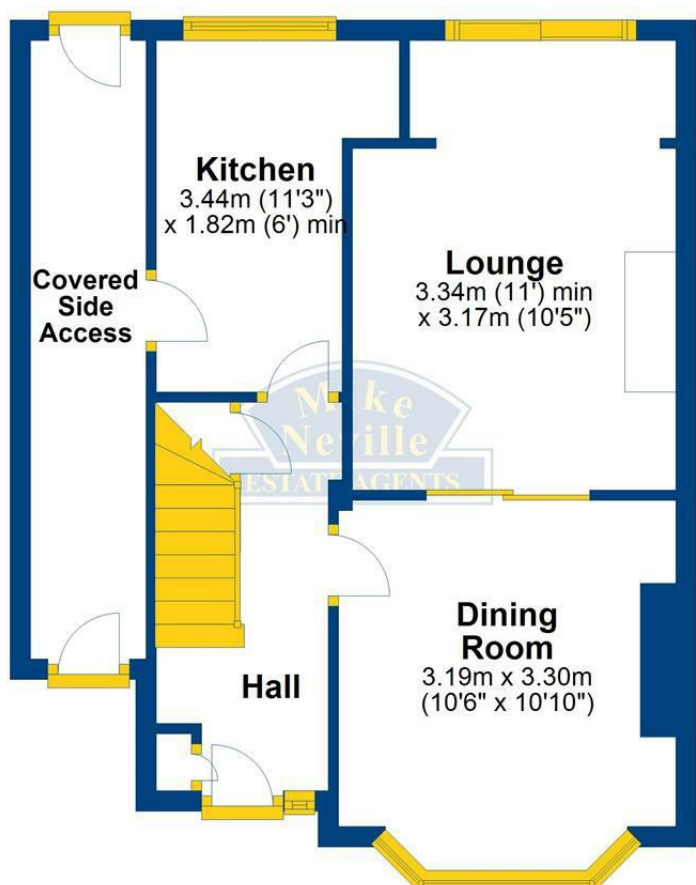
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





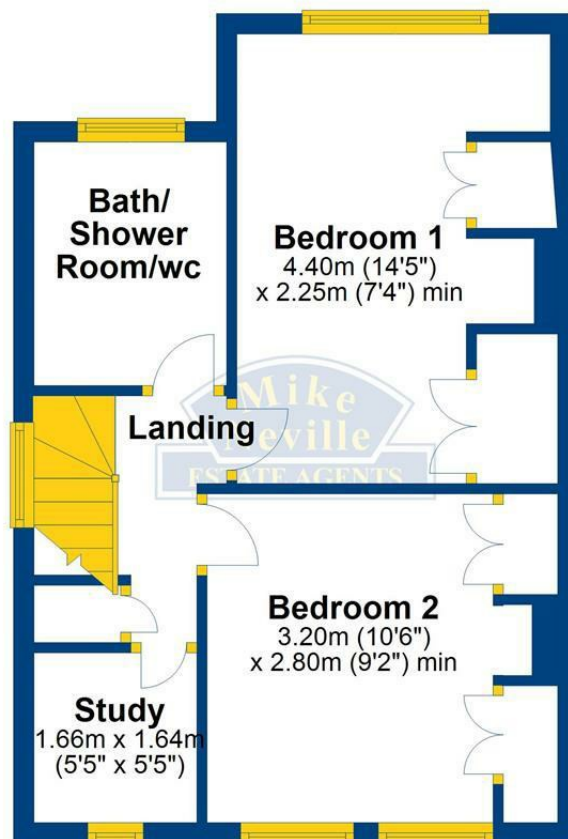
Ground Floor

Approx. 38.9 sq. metres (418.3 sq. feet)



First Floor

Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 76.3 sq. metres (820.9 sq. feet)