



**2a Avenue Road, Rushden
Northamptonshire NN10 0SJ
£465,000 Freehold**

We are delighted to offer for sale this extended detached house situated within a semi-rural location on the outskirts of Rushden, with views to the front, as well as countryside walks within immediate walking and driving distance. This extended family home benefits from four double bedrooms, an en-suite shower room, a large through lounge/dining room that has windows to the front and rear garden, a ground floor wc, and breakfast room. Externally, there is a block paved driveway with parking for several vehicles, and a garage/store (part of this has been converted to the breakfast room) and a fully enclosed rear garden. Easy driving access to the A6 south towards Bedford, or North towards the A45 and A14.



Location

Avenue Road is located in between Bedford Road and Newton Road. The property is identified by our 'For Sale' board and is close to the turning in from Bedford Road. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D63

Certificate number - 2120-1307-8050-9106-4391

Accommodation

Ground Floor

Hall

WC

Low flush wc, wash hand basin, with half tiled surrounds.

Lounge 23'4" x 12'6" (7.10m x 3.81m)

Maximum measurement.

Spacious room that opens up into the dining area.

Dining Room 9'0" x 9'7" (2.74m x 2.91m)

Overlooking the rear garden, as well as access to the rear garden.

Kitchen 8'7" x 11'2" (2.61m x 3.40m)

Maximum measurement.

Space and plumbing for washing machine and tumble dryer.

Built in double oven.

Built in ceramic hob and extractor hood.

Wall mounted gas fired boiler.

Breakfast Area 12'4" x 7'3" (3.75m x 2.20m)

Minimum measurement, plus shallow recess.

Providing a pleasant area that links through from the Kitchen to the garage, but also with access out to the rear garden.

First Floor

Landing

Airing cupboard housing hot water cylinder.

Loft access.

Bedroom 1 8'10" x 9'5" (2.68m x 2.88m)

Plus dressing area and built in wardrobes.

En-suite Shower Room / WC

Modern white suite comprising a double shower cubicle with full tiled surrounds, pedestal wash hand basin and a low flush wc. With half tiled surrounds and a tiled floor.

Bedroom 2 11'8" x 12'8" (3.56m x 3.87m)

Bedroom 3 9'1" x 13'1" (2.78m x 3.98m)

Maximum measurement including bulkhead cupboard.

Bedroom 4 14'6" x 7'3" (4.42m x 2.21m)

Maximum measurement.

Bathroom / WC

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

Outside

Front

An established front garden benefitting from a good size area of lawn, with established hedge's dotted throughout, adding character to the property, whilst separating the driveway from the garden.

Driveway Parking

Block paved for several vehicles

Garage 8'5" x 14'2" (2.57m x 4.31m)

Minimum measurement, plus recess.

Rear Garden

Fully enclosed rear garden benefitting from a block paved patio and path to the rear of the garden, leading onto an established lawn 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.

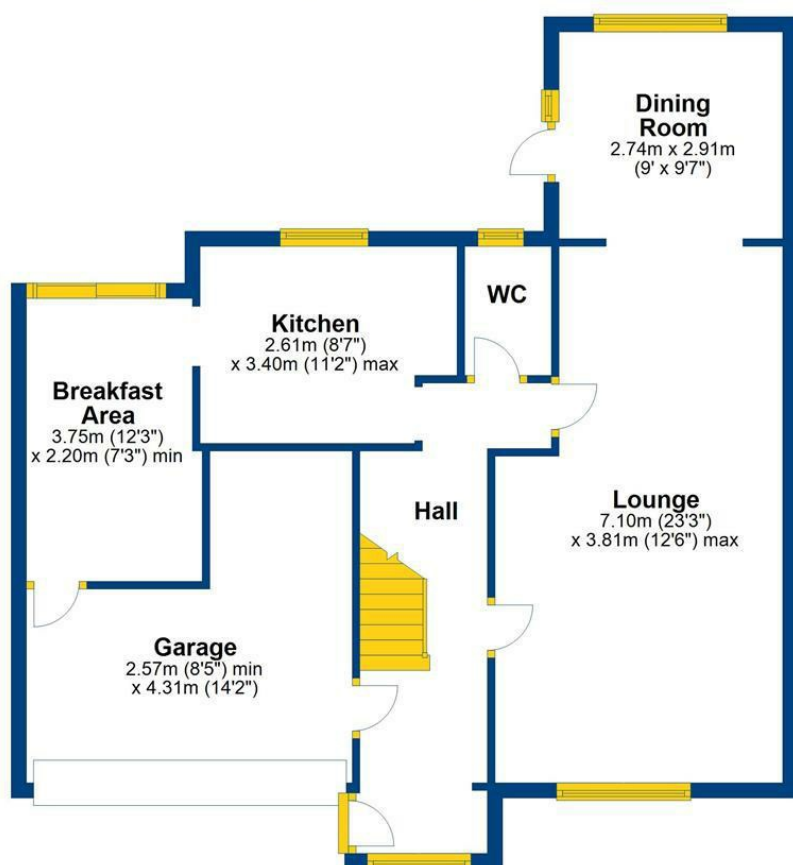




- Semi-rural location
- Three reception areas
- En-suite shower room & ground floor wc
- Fully enclosed rear garden
- Numerous countryside walking routes immediately close by
- Spacious extended detached house
- Four double bedrooms
- Driveway parking for several vehicles
- Views to the front
- Energy Efficiency Rating - D63

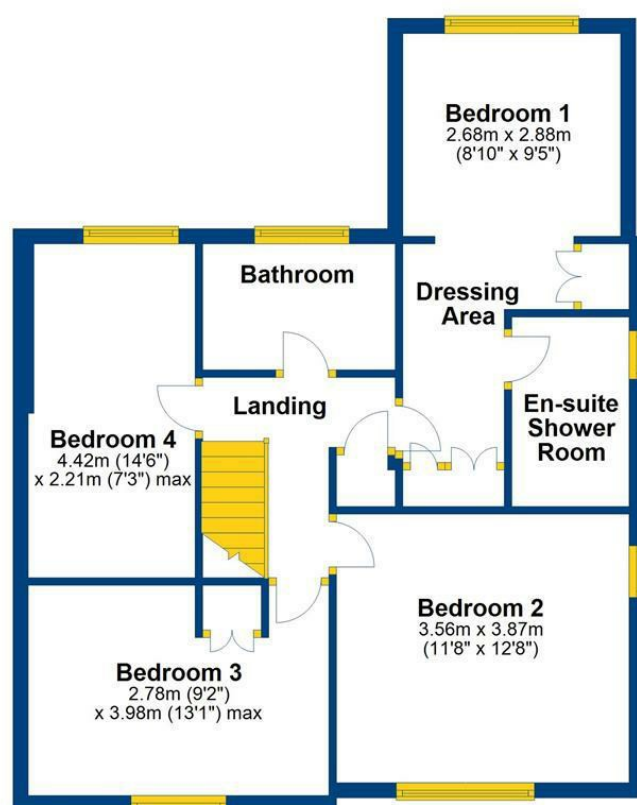
Ground Floor

Main area: approx. 63.7 sq. metres (686.0 sq. feet)
Plus garage, approx. 14.5 sq. metres (156.1 sq. feet)



First Floor

Approx. 65.5 sq. metres (704.5 sq. feet)



Main area: Approx. 129.2 sq. metres (1390.5 sq. feet)
Plus garage, approx. 14.5 sq. metres (156.1 sq. feet)