



**106 Hall Avenue, Rushden  
Northamptonshire NN10 9EU  
£350,000 Freehold**

We are delighted to offer for sale, with no onward chain, this rarely available, mature, double square bay fronted, extended, detached home, situated in one of Rushden's most sought after, established, residential locations, with immediate access opposite into Hall Park Grounds. The property boasts ample accommodation for all the family, to include three double bedrooms (shower to bedroom 3), first floor bathroom/WC, porch, hall, lounge, dining room, conservatory/sun room, kitchen, rear hall and ground floor cloakroom/WC. Externally, you will find a large, well maintained, south facing rear garden, off road parking for at least two/three vehicles and a single garage. The asking price is reflective of the general updating required here. An immediate viewing is considered absolutely essential to avoid any form of disappointment.

- No onward chain
- Rarely available
- Mature, double square bay fronted, extended, detached home
- Immediate access opposite into Hall Park Grounds
- Three double bedrooms
- Lounge, dining room and conservatory/sun room
- Ground floor cloakroom/WC
- Large, well maintained, south facing rear garden
- Off-road parking and garage
- Energy rating - E52





### 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.

### Energy Rating

Energy Efficiency Rating - E52

Certificate number - 2130-2304-2050-6101-1301

### Council Tax Band

C

### Accommodation

Accommodation

### Ground Floor

#### Porch

#### Hall

Cupboard and Pantry with power connected.

#### Lounge 11'9" x 11'5" (3.57m x 3.48m)

Plus square bay window.

#### Dining Room 11'2" x 10'11" (3.41m x 3.33m)

#### Conservatory 17'5" x 9'3" (5.32m x 2.82m)

Maximum measurement.

#### Kitchen 9'11" x 6'1" (3.03m x 1.86m)

Minimum measurement, plus recess. Double electric oven. Electric hob. Extractor. Space and plumbing for washing machine. Gas fired boiler.

#### Rear Hall

#### Ground Floor Cloakroom / WC

Gas fired boiler.

### First Floor

#### Landing

Loft access.

#### Bedroom 1 11'9" x 11'5" (3.57m x 3.49m)

Plus square bay window.

#### Bedroom 2 11'3" x 10'10" (3.42m x 3.31m)

Maximum measurement, including fitted wardrobes. Hot water cylinder.

#### Bedroom 3 7'6" x 7'11" + 7'4" x 6'2" (2.30m x 2.43m + 2.24m x 1.90m)

Maximum measurement. Shower compartment with shower to one corner of room (installed for convenience purposes of the current owner).

### Bathroom / WC

### Outside

#### Front

Front single and double gates. Boundary wall. Side gate to rear. Off-road parking for several vehicles.

#### Garage 18'11" x 7'10" (5.77m x 2.41m)

Maximum measurement. Up and over door to front. Power and light connected. Side door to/from rear garden. Rear window.

#### Rear

A large, well maintained, south facing rear garden

### 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](http://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.



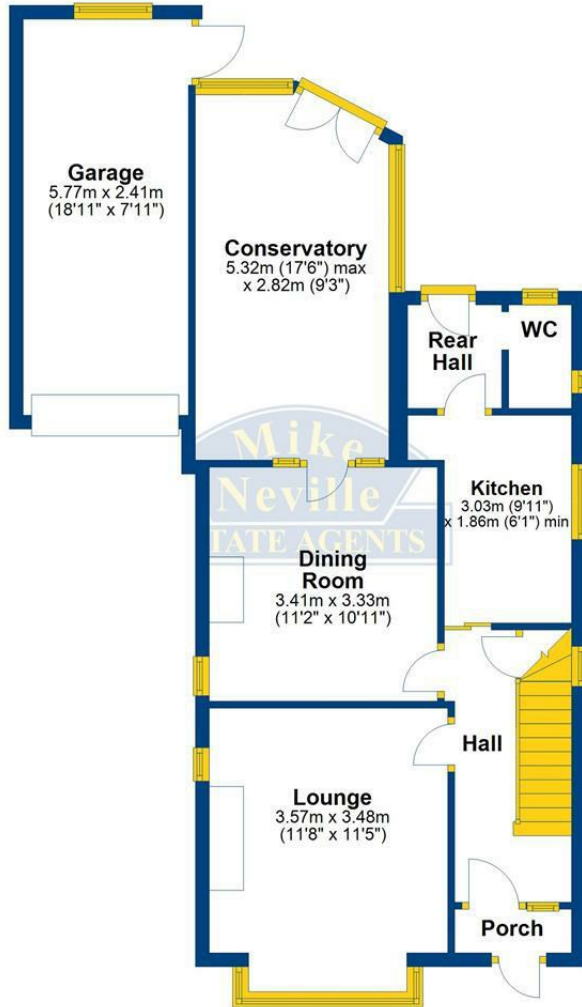






### Ground Floor

Main area: approx. 58.4 sq. metres (629.0 sq. feet)  
Plus garage, approx. 13.9 sq. metres (149.7 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Main area: Approx. 102.5 sq. metres (1103.5 sq. feet)  
Plus garage, approx. 13.9 sq. metres (149.7 sq. feet)