



**47 St. Margarets Avenue, Rushden Northamptonshire NN10 9YQ**  
**Offers in excess of £249,900 Freehold**

We are delighted to offer with no upward chain this property that spans approximately 900 square feet, and features two inviting reception rooms, ideal for both relaxation and entertaining guests, in addition to a good size kitchen/breakfast room and a small conservatory that serves as a rear hall/utility/storage space. The well-proportioned layout further includes two comfortable bedrooms, providing ample space for a small family or professionals seeking a peaceful retreat, as well as a superb refitted shower room with double walk in shower cubicle. One of the further features of this home is the provision for parking, accommodating up to two vehicles.

Situated in a popular residential area, this house is close to local amenities, parks, and schools, making it an excellent choice for families or those wanting to be within walking distance of such amenities. With its combination of space, character, and convenience, this semi-detached house is a wonderful opportunity for anyone looking to make a new home.





### Location

St Margarets Avenue links through from Wellingborough Road to Whitefriars. The property is identified by our 'For Sale' board, and is toward the turning into Greenfield Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D61

Certificate number - 2130-5104-8050-8102-1321

### Accommodation

#### Ground Floor

##### Hall

##### Lounge 9'10" x 12'4" (2.99m x 3.77m)

Maximum measurement, plus bay window.

Opens into the family room. Allowing for flexibility of having larger or smaller areas for entertaining and to suit a buyers own needs.

Feature log burner.

##### Family Room 11'4" x 15'5" (3.46m x 4.71m)

Plus under stairs cupboard.

##### Kitchen/Breakfast Room 10'0" x 15'5" (3.06m x 4.69m)

Good size and offering an array of base, wall, drawer and display units.

Space for short fridge/freezer.

Space and plumbing for washing machine.

Space and plumbing for dishwasher.

Space for tumble dryer.

##### Conservatory 12'1" x 5'5" (3.68m x 1.64m)

#### First Floor

##### Landing

##### Bedroom 1 9'11" x 10'4" (3.03m x 3.15m)

Minimum measurement, plus built in wardrobes.

##### Bedroom 2 11'6" x 8'7" (3.50m x 2.62m)

Maximum measurement.

##### Shower Room

Cupboard housing wall mounted gas fired Baxi combination boiler.

Modern refitted shower room with a floor level double shower cubicle, low flush wc and vanity wash hand basin. Finished with full tiled surround to the shower and tiled splashbacks to the sink, and a heated towel rail.

### Outside

#### Front

Gated access to the rear garden.

#### Driveway Parking

Block paved driveway parking for two vehicles.

#### Rear Garden

Large rear garden, being mainly laid to lawn, with a large raised decking area across the rear of the property, and extending out to provide a superb seating area and wooden outside bar structure. To the rear of the garden is a large wooden shed/workshop, which has power connected.

### 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)

### 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.

### 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.

### 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).







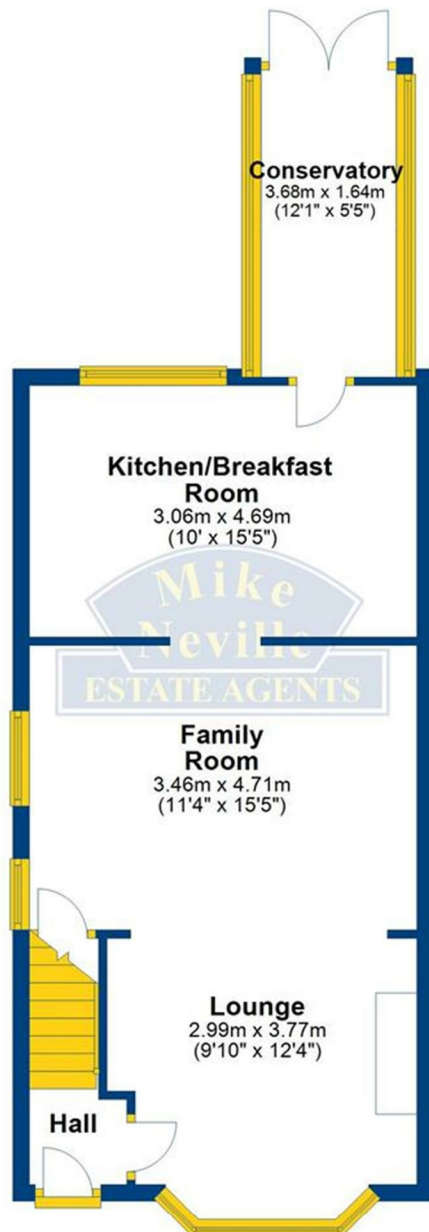


- Offered with no upward chain
- Modern refitted shower room
- Good size kitchen
- Ideal First Time Purchase or Buy To Let Investment
- Large rear garden

- Walking distance to the Town Centre
- Lounge and family room
- Two double bedrooms
- Block paved driveway for two vehicles
- Energy Efficiency Rating - D61

### Ground Floor

Approx. 52.2 sq. metres (562.2 sq. feet)



### First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 83.7 sq. metres (900.8 sq. feet)