

**Mike
Neville**
ESTATE AGENTS



**15 Morris Avenue, Rushden,
Northamptonshire, NN10 9PB**

£235,000 Freehold

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£235,000 Freehold



Neville House, 67 Wellingborough Road, Rushden NN10 9YG
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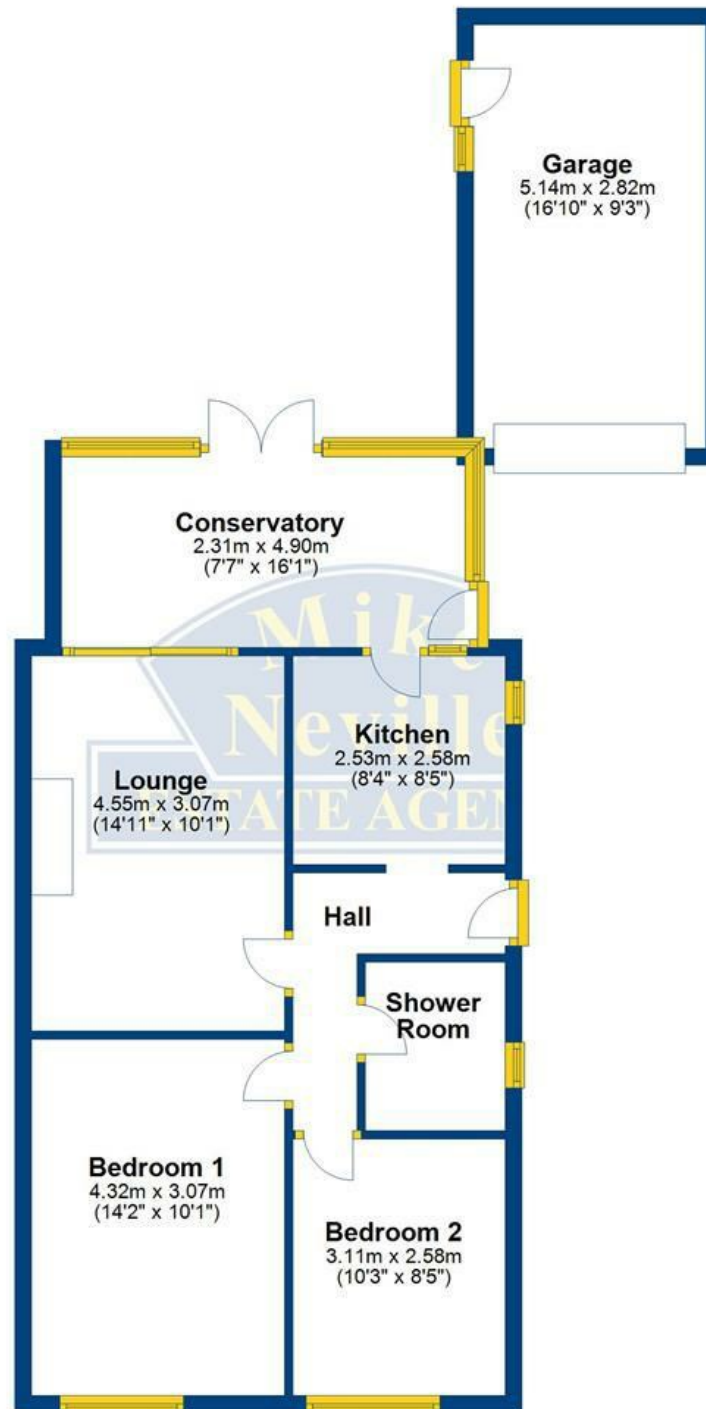
Offered to the market with no onward chain is this semi-detached bungalow, with conservatory addition, located on the ever popular Morris Avenue, making this an excellent opportunity for those looking to settle in a charming and accessible part of Rushden. With a sensible, flowing layout, convenient parking, garage and appealing location, this property is sure to attract interest from a variety of buyers. Further benefitting from a southerly facing rear garden. Don't miss the chance to make this lovely bungalow your new home.

- No Onward Chain
- Rarely Available
- Fantastic Location
- Semi Detached Bungalow
 - Two Bedrooms
- Modern Shower Room / WC
- Modern Kitchen with Fitted Appliances, Conservatory Addition
 - Large, Southerly Facing Rear Garden
 - Garage & Off Road Parking
 - Energy Efficiency Rating - E52



Ground Floor

Main area: approx. 63.4 sq. metres (682.1 sq. feet)
Plus garage, approx. 14.5 sq. metres (156.0 sq. feet)



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Location

Morris Avenue can be found off St Margaret's Avenue and links through to Church Hall 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 - E52

Certificate number - 1213-5105-3002-0005-3702

Accommodation**Ground Floor****Hall**

Loft access.

Bedroom 1

14'2" x 10'1" (4.32m x 3.07m)

Bedroom 2

10'2" x 8'6" (3.11m x 2.58m)

Shower Room / WC**Kitchen**

8'4" x 8'6" (2.53m x 2.58m)

Wall mounted, modern, gas fired Baxi boiler. Fitted appliances by way of: Fridge. Freezer. Electric oven. Microwave/grill. Hob. Extractor.

Lounge

14'11" x 10'1" (4.55m x 3.07m)

Feature fireplace.

Conservatory

7'7" x 16'1" (2.31m x 4.90m)

Maximum measurement. Power and light connected. Of PVC double glazed construction.

Outside**Front**

Area of front garden. Driveway approach.

Garage

16'10" x 9'3" (5.14m x 2.82m)

Maximum measurement. Power and light connected.

Rear Garden

Fully enclosed. Well established. Southerly facing. Workshop. Shed.

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.







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