



**59 St. Margarets Avenue, Rushden
Northamptonshire NN10 9YQ
£234,995 Freehold**

Offered to the market for sale with no onward chain is this established, semi-detached bungalow situated in a desirable, convenient residential location. The property benefits from two double bedrooms, lounge with bay window, good size bathroom, kitchen and a useful sunroom. Externally, you will find a large, southerly facing rear garden and driveway parking. Viewing advised.

- No Onward Chain
- Semi-Detached Bungalow
- Sun Room
- Energy Efficiency Rating - D57
- All Local Amenities With Walking Distance
- Two Double Bedrooms
- Large, Established, Southerly Facing Rear Garden
- Viewing Advised
- Lounge With Bay Window
- Driveway Parking



Location

St Margaret's Avenue can be found off Wellingborough Road and links through to Whitefriars. 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 - D57

Certificate number - 8711-6428-5260-5557-0926

Accommodation

Ground Floor

Porch

Hall

Access to insulated, boarded loft space, via loft ladder.

Kitchen 10'5" x 9'10" (3.18m x 3.00m)

Maximum measurement. Gas cooker point. Plumbing for washing machine.

Lounge 11'11" x 11'10" (3.62m x 3.60m)

Plus bay window.

Bedroom 1 10'10" x 11'10" (3.30m x 3.60m)

Bedroom 2 8'11" x 9'10" (2.72m x 3.00m)

Rear Hall

Plus cupboard housing an Ideal, wall mounted, gas fired boiler.

Bathroom / WC

Sun Room 9'1" x 12'5" (2.78m x 3.78m)

Of brick and double glazed construction.

Outside

Front

Off-road parking for one vehicle. Side gate to rear.

Rear Garden

A large, enclosed south facing rear garden, being well established.

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

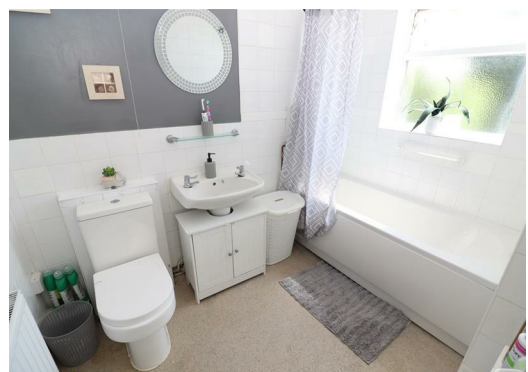
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

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

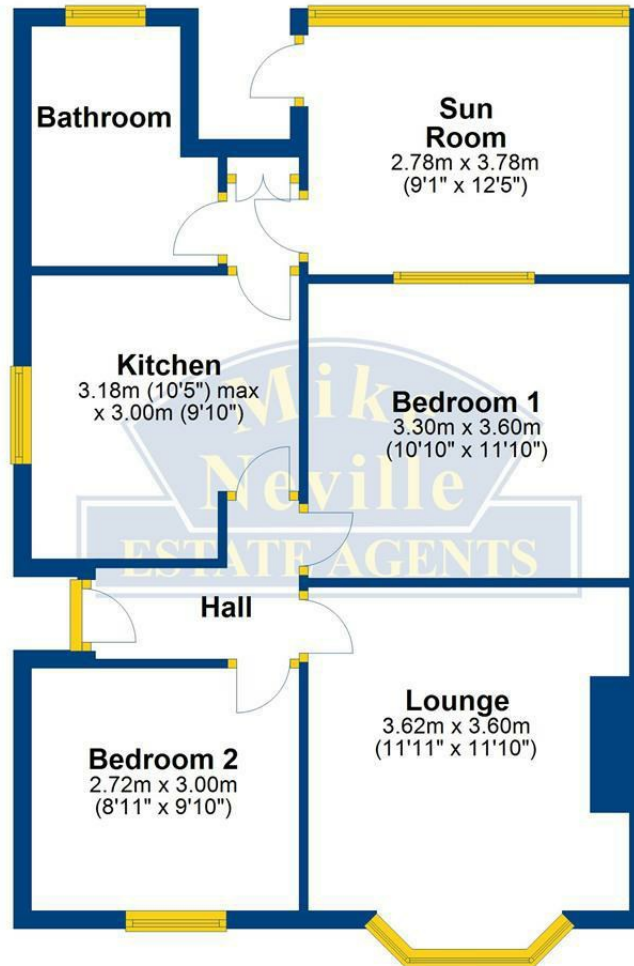
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Ground Floor

Main area: approx. 53.1 sq. metres (572.0 sq. feet)
Plus sun room, approx. 10.5 sq. metres (113.2 sq. feet)



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