



**2 St. Marys Avenue, Rushden
Northamptonshire NN10 9EP
Price £350,000 Freehold**

Offered to the market for sale for the first time since the early 1980s is this individual, 1954, Bayes Built detached home, close to Rushden Town Centre and Hall Park Grounds, with a delightful rear garden, garage, workshop and parking. Boasting 3 double bedrooms, bathroom, separate WC, landing, reception hall, ground floor cloakroom/WC, side hall, modern kitchen/dining room, lounge, conservatory and utility room. An early viewing of this rarely available property is deemed essential.

- For sale for the first time since the early 1980s
- Delightful rear garden
- Reception hall and ground floor cloakroom/WC
- Energy Efficiency Rating - D59
- Individual, 1954, Bayes Built detached home
- Garage, workshop and parking
- Modern kitchen/dining room
- Close to Rushden Town Centre and Hall Park Grounds
- 3 double bedrooms
- Lounge, conservatory and utility room



Location

St Marys Avenue is situated between Wellingborough Road and Hall Avenue, with the property being found a little way up St Marys Avenue on the right-hand side. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D59

Certificate number - 0370-2724-0190-2227-0515

Accommodation

Ground Floor

Front Porch

Reception Hall 8'11" x 8'10" (2.73 x 2.69)

Minimum measurement, plus recess areas.

Ground Floor Cloakroom / WC

Utility Room 6'2" x 7'2" (1.89 x 2.18)

Maximum measurement. Wall mounted gas fired Vaillant boiler for central heating and hot water. Space and plumbing for washing machine.

Kitchen / Dining Room 16'1" x 12'2" (4.89 x 3.70)

Minimum measurement, plus recess, plus under stairs cupboard/pantry. Re-fitted in 2021. Double electric oven. Ceramic hob. Fridge. Freezer.

Side Hall / Porch

Lounge 13'1" x 12'2" (3.99 x 3.70)

Conservatory 10'9" x 7'5" (3.28 x 2.25)

Maximum measurement. Power connected. Of brick and glazed construction. Glass roof.

First Floor

Landing

Linen cupboard. Access to loft space: Part boarded. Insulated. Light connected.

Bedroom 1 13'11" x 12'2" (4.23 x 3.72)

Minimum measurement, plus built in cupboards.

Bedroom 2 10'0" x 12'2" (3.04 x 3.72)

Bedroom 3 10'6" x 9'1" (3.19 x 2.76)

Minimum measurement, plus fitted cupboards.

Bathroom

Feature 4 legged bath and hand basin.

Separate WC

Low flush WC.

Outside

Front

Fenced front garden / forecourt and driveway parking. Single and double gates. Access to side of the property, through to the rear.

Garage 17'2" x 8'11" (5.24 x 2.73)

Maximum internal measurement. Power and light connected. Double doors to front. Side door. Side window.

Workshop 8'10" x 7'10" (2.70 x 2.38)

Power and light connected. Side door. Rear window.

Rear

A superb rear garden, both in terms of condition and size. Backing on to a natural brook, which runs between St Marys Avenue and St Margarets Avenue.

Many established shrubs, trees etc. The garden is fully enclosed and is, alone, worthy of a viewing.

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

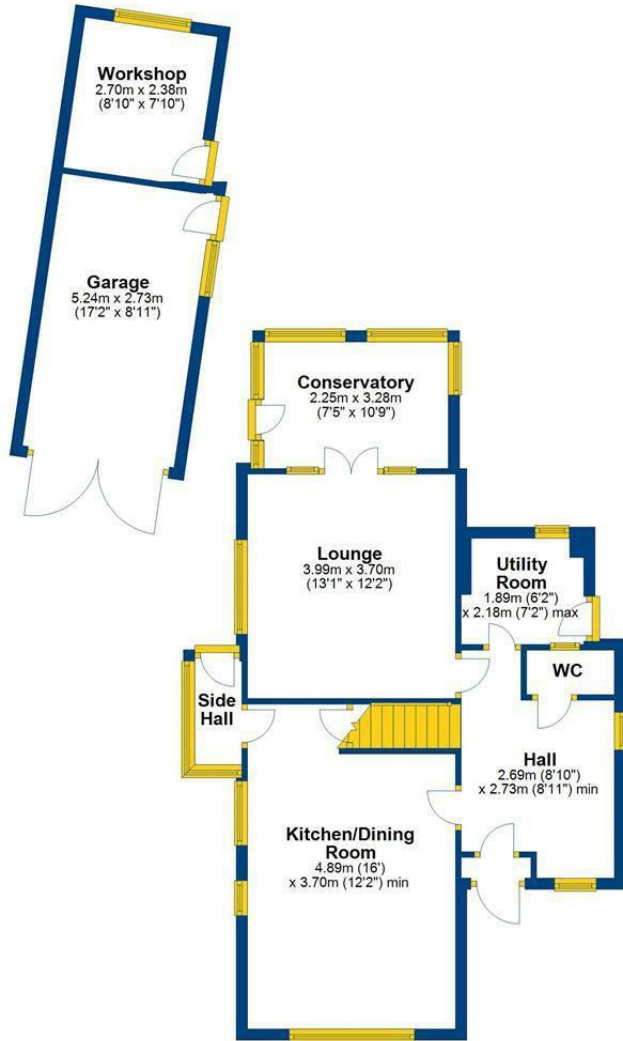
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





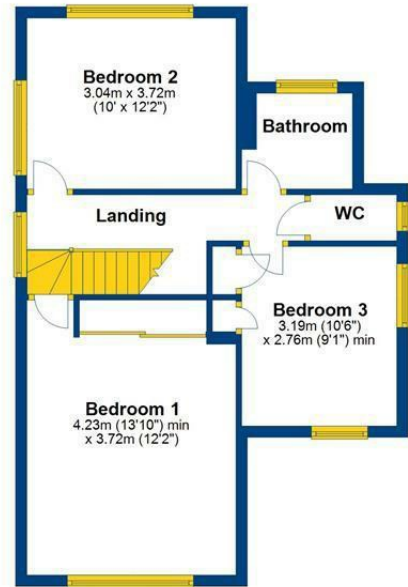
Ground Floor

Main area: approx. 61.9 sq. metres (666.4 sq. feet)
Plus outbuildings: approx. 20.0 sq. metres (215.3 sq. feet)



First Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



Main area: Approx. 114.2 sq. metres (1229.8 sq. feet)
Plus outbuildings: approx. 20.0 sq. metres (215.3 sq. feet)