



**15 Morris Avenue, Rushden
Northamptonshire NN10 9PB
Price £235,000 Freehold**

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
- Semi Detached Bungalow
- Modern Kitchen with Fitted Appliances, Conservatory Addition
- Energy Efficiency Rating - E52
- Rarely Available
- Two Bedrooms
- Large, Southerly Facing Rear Garden
- Fantastic Location
- Modern Shower Room / WC
- Garage & Off Road Parking



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. The loft is boarded.

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

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

Shower Room / WC

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

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

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

Feature fireplace.

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

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" (5.14 x 2.82)

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

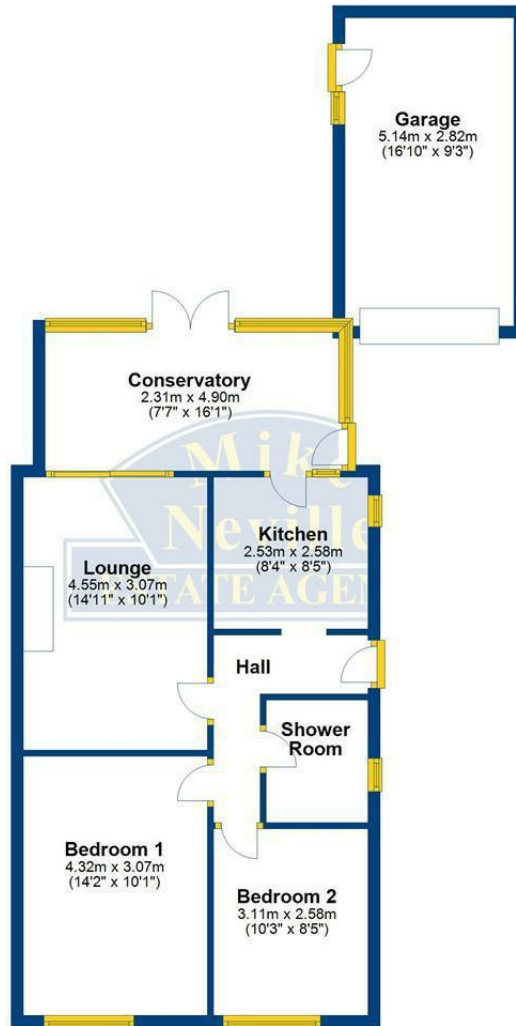
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Ground Floor

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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