



**148 St. Margarets Avenue, Rushden  
Northamptonshire NN10 9PN  
Price £189,950 Freehold**

Offered to the market with no onward chain and requiring full modernisation throughout, this property would make an ideal purchase for someone looking for a project buy or indeed investment. Situated in a sought after location with all local amenities within walking distance. Boasting two double bedrooms, three reception rooms/areas, bathroom, large rear garden and off road parking. Contact us today to arrange an early viewing.

- No Onward Chain
- Modernisation Required Throughout
- Central Location
- No Central Heating - Gas Mains are Connected
- Project / Investment Buy
- Two Double Bedrooms
- Three Reception Rooms / Area
- Large Rear Garden
- Off Road Parking
- Energy Efficiency Rating - F30





### Location

St Margarets Avenue is situated just off Wellingborough Road and links through to Grangeway / 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 - F30

Certificate number - 9292-1203-8504-3200-1804

### Accommodation

#### Ground Floor

#### Porch

#### Hall

Loft access.

#### Lounge 12'0" x 11'11" (3.65 x 3.63)

Plus bay window.

#### Dining Room 11'2" x 9'8" (3.40 x 2.95)

Maximum measurement.

#### Kitchen / Breakfast Room 11'5" x 12'10" (3.49 x 3.90)

#### Bedroom 1 10'11" x 11'11" (3.34 x 3.63)

#### Bedroom 2 8'8" x 9'11" (2.65 x 3.03)

#### Bathroom / WC

Hot water cylinder (not tested).

### Outside

#### Front

Area of front garden. Side gate to rear garden.

#### Forecourt Parking

Off-road parking by way of forecourt parking. Dropped kerb already in place.

### Rear Garden

A large rear garden being fully enclosed and providing privacy.

### 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)

### 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.

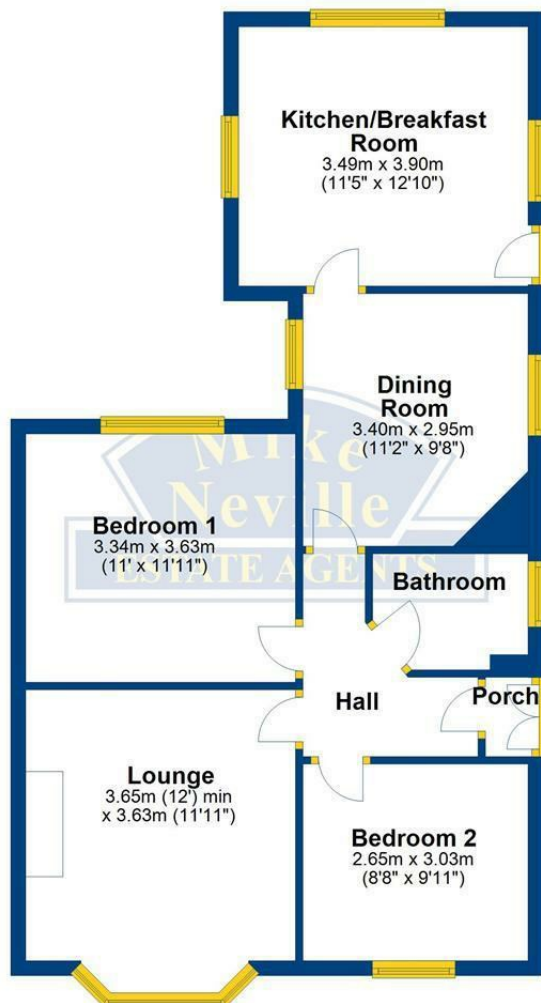






## Ground Floor

Approx. 67.6 sq. metres (728.0 sq. feet)



Total area: approx. 67.6 sq. metres (728.0 sq. feet)