



**34 St. Marys Avenue, Rushden
Northamptonshire NN10 9EP
O.I.R.O £475,000 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this stunning detached home, situated in a sought-after residential area, just a stone's throw away from Hall Park Grounds, all local amenities, shops and schools, ensuring that everything you need is within easy reach. This property was constructed in 1960 by a local Rushden builder (D J Rawlings) held in very high regard at that time, to the individual specification of the then owner, Mr D Bird. With two generous size reception rooms, three double bedrooms, two bathrooms and a very large, well matured, private, landscaped garden, this property has a lot to offer and is a must view!

- Stunning Detached Home
- Convenient Location
- Main Bathroom and further Shower Room
- Energy Efficiency Rating - D64
- Very Large Rear Garden
- Two generous size reception rooms
- Entrance Porch and Entrance Hall
- Garage and Parking
- Three double bedrooms
- Viewing Essential



Location

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

Council Tax Band

D

Energy Rating

Energy Efficiency Rating - D64

Certificate number - 4735-2221-7100-0269-5202

Accommodation

Ground Floor

Entrance Porch

Ground Floor Cloakroom / WC

Entrance Hall

Understairs storage.

Lounge 11'9" x 19'10" (3.57m x 6.04m)

Feature fireplace with electric fire.

Dining Room 11'10" x 10'11" (3.61m x 3.33m)

Kitchen 11'7" x 8'7" (3.53m x 2.61m)

First Floor

Landing

Access to a large loft space via a loft ladder. The loft is boarded with power and light connected. 2023 gas fired boiler situated within the loft space.

Bedroom 1 11'10" x 10'8" (3.61m x 3.24m)

Plus built in wardrobes.

Bedroom 2 12'0" x 10'0" (3.65m x 3.04m)

Bedroom 3 11'9" x 9'6" (3.57m x 2.90m)

Maximum measurement.

Shower Room

Bathroom / WC

Outside

Front

Driveway parking and area of front garden.

Garage 16'4" x 9'6" (4.97m x 2.89m)

Maximum measurement. Power and light connected. Up and over door to front.

Store

Rear Garden

A very large, well matured, private, landscaped garden, which, alone, is worthy of viewing.

The upper garden has a Japanese theme with a variety of flowers, ferns, trees, shrubs, perennials, annuals and climbers, including a red Acer, overhanging the small stream and waterfalls that run down to the delightful natural garden pond with Cypress and Scotch Pine trees overhead.

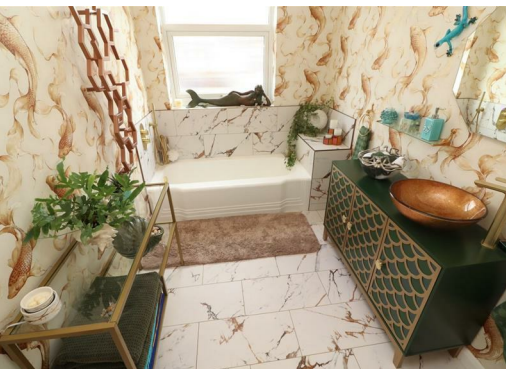
The separate lower garden (approximately 22 meters x 12 meters) (72ft x 39ft) is currently laid out in an allotment style, perfect for those seeking to "grow your own" vegetables and fruits, or, alternatively could easily re-purposed to create a lawned or multi-use area for the family.

N.B.

We are advised by our vendor client that in August 2019, whilst probate for the late Mrs Bird was being handled, some subsidence was identified (cracked brickwork) to the left-hand rear corner of the house. This was investigated under an insurance claim and was found to be the result of tree root growth. Under the supervision of the insurers, relevant trees and shrubs were removed in accordance with arboriculturist's advice and repairs were made to the property. After subsequent monitoring, a Certificate of Structural Adequacy was issued in February 2021. Since our vendor clients' purchase of 34 St Marys Avenue in May 2022, they have Insured the property with no restrictions imposed on the policy.

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

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.

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.

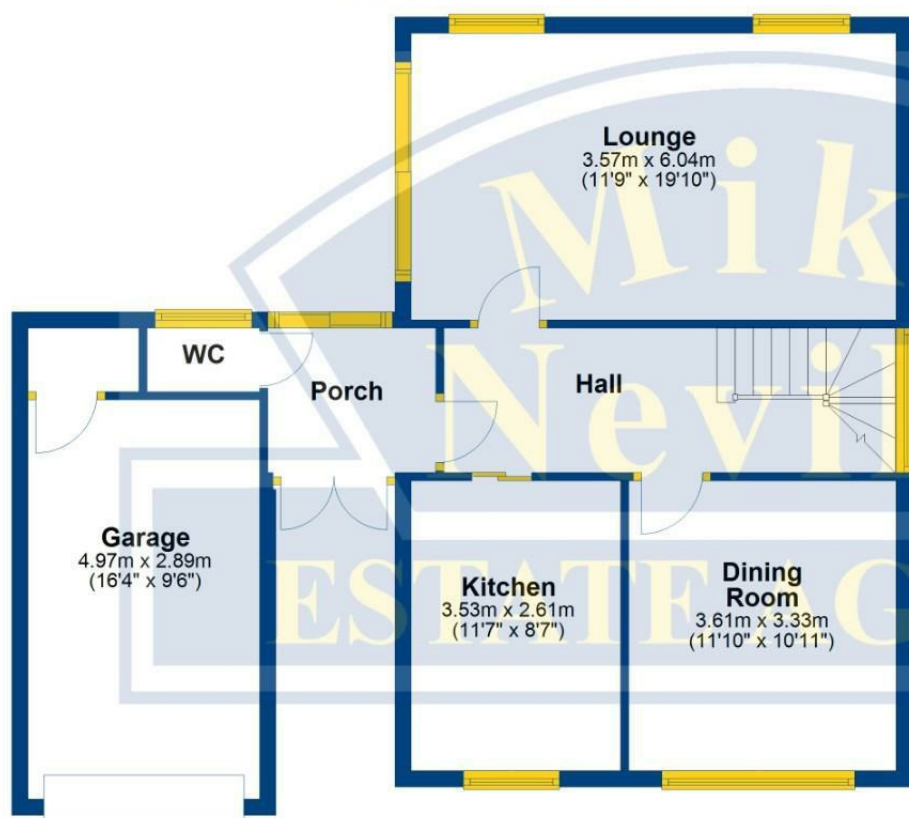
Money Laundering Regulations 2017

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).



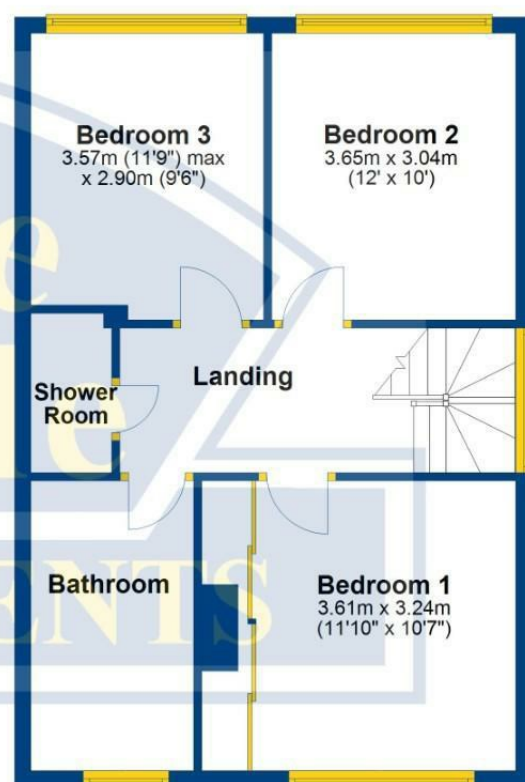
Ground Floor

Main area: approx. 59.6 sq. metres (642.0 sq. feet)
Plus garage, approx. 15.6 sq. metres (167.7 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.7 sq. feet)



Main area: Approx. 115.4 sq. metres (1241.7 sq. feet)
Plus garage, approx. 15.6 sq. metres (167.7 sq. feet)