



157 St. Margarets Avenue, Rushden NN10 9PN
Offers Over £235,000 Freehold

We are delighted to offer for sale this extended semi-detached bungalow situated on the highly sought after road of St Margarets Avenue. Boasting two generously sized bedrooms, as well as a good size lounge, modern kitchen and large, mature rear garden, this property has much to offer for those looking to downsize without the compromise. Contact us today to arrange an early viewing.

- Extended Semi-Detached Bungalow
- Lounge with log burner
- Large mature garden
- Energy Efficiency Rating - E44
- Modernisation carried out by current owners to include a new kitchen, new boiler and new consumer unit
- Separate dining room
- Driveway for two vehicles
- Two double bedrooms
- Good size newly fitted kitchen
- Close to local amenities



Location

St Margarets Avenue is situated just off Wellingborough Road and links through to Grangeway/Whitefriars. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - E44

Certificate number - 6837-6925-8200-0321-6292

Accommodation

Hall

Loft access, which is part boarded.

Lounge 12'0" x 12'0" (3.66m x 3.67m)

Plus bay window to front.

Feature log burner.

Dining Area 9'5" x 9'11" (2.86m x 3.03m)

Kitchen 10'11" x 12'10" (3.33m x 3.90m)

Cupboard housing modern gas fired combination boiler.

Newly fitted kitchen featuring a range of base, wall and drawer units, with a moveable feature island unit.

Fitted Fridge/Freeze plus space and plumbing for Washing Machine.

Built in dishwasher.

Built in oven, ceramic hob and extractor hood.

Bedroom 1 10'11" x 12'0" (3.33m x 3.67m)

Bedroom 2 8'9" x 9'11" (2.67m x 3.03m)

Bathroom

Modern white suite comprising a panelled bath, vanity wash hand basin and low flush wc.

Outside

Front

Driveway

Parking for up to two vehicles

Rear Garden

Fully enclosed & mature garden of a good size, with initial hardstanding across the rear of the property, opening out onto an established lawn.

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

Approx. 70.1 sq. metres (754.2 sq. feet)



Total area: approx. 70.1 sq. metres (754.2 sq. feet)