



**98 St. Margarets Avenue, Rushden
Northamptonshire NN10 9PW
Price £232,500 Freehold**

Offered to the open market for sale with no onward chain is this extended, two double bedroom, semi detached bungalow, that has been modernised throughout in recent years, to include a replacement shower room, conservatory addition and a new roof. The overall accommodation comprises: Porch, Hall, Lounge, Kitchen/Dining Room, Conservatory, Two Bedrooms and the Shower Room/WC. There is PVC double glazing, complimented by gas radiator central heating. Externally, one will find a block paved driveway to the fore and a large, mature, private garden to the rear. Early viewing advised.

- No Onward Chain
- Semi-Detached Bungalow
- Conservatory
- Energy Efficiency Rating - TBA - EPC ordered
- All Local Amenities With Walking Distance
- Two Double Bedrooms
- Modern Shower Room / WC
- Viewing Advised
- Lounge With Bay Window
- Driveway Parking



Location

St Margaret's Avenue can be found off Wellingborough Road and links through to 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 - TBA - EPC Ordered

Certificate number - TBA - EPC Ordered

Accommodation

Ground Floor

Porch

Hall

Access to insulated and part boarded loft space, via loft ladder.

Bedroom 1 11'10" x 10'2" (3.61m x 3.11m)

Minimum measurement, plus built in wardrobes, plus bay window.

Bedroom 2 9'0" x 9'11" (2.75m x 3.01m)

Shower Room / WC

Lounge 10'11" x 11'11" (3.33m x 3.62m)

Fireplace and electric fire.

Conservatory 10'3" x 9'4" (3.13m x 2.84m)

Of brick and PVC double glazed construction. Electric fire. Power and light connected.

Kitchen / Dining Room 12'10" x 9'11" (3.90m x 3.01m)

Maximum measurement, plus door recess. Gas fired Baxi boiler. Electric oven. Electric hob. Extractor. Plumbing for washing machine.

Outside

Front

Front Forecourt / Driveway

Block paved driveway. Side gated access to rear.

Rear

Rear Garden

A large, well matured, fully enclosed rear garden.

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

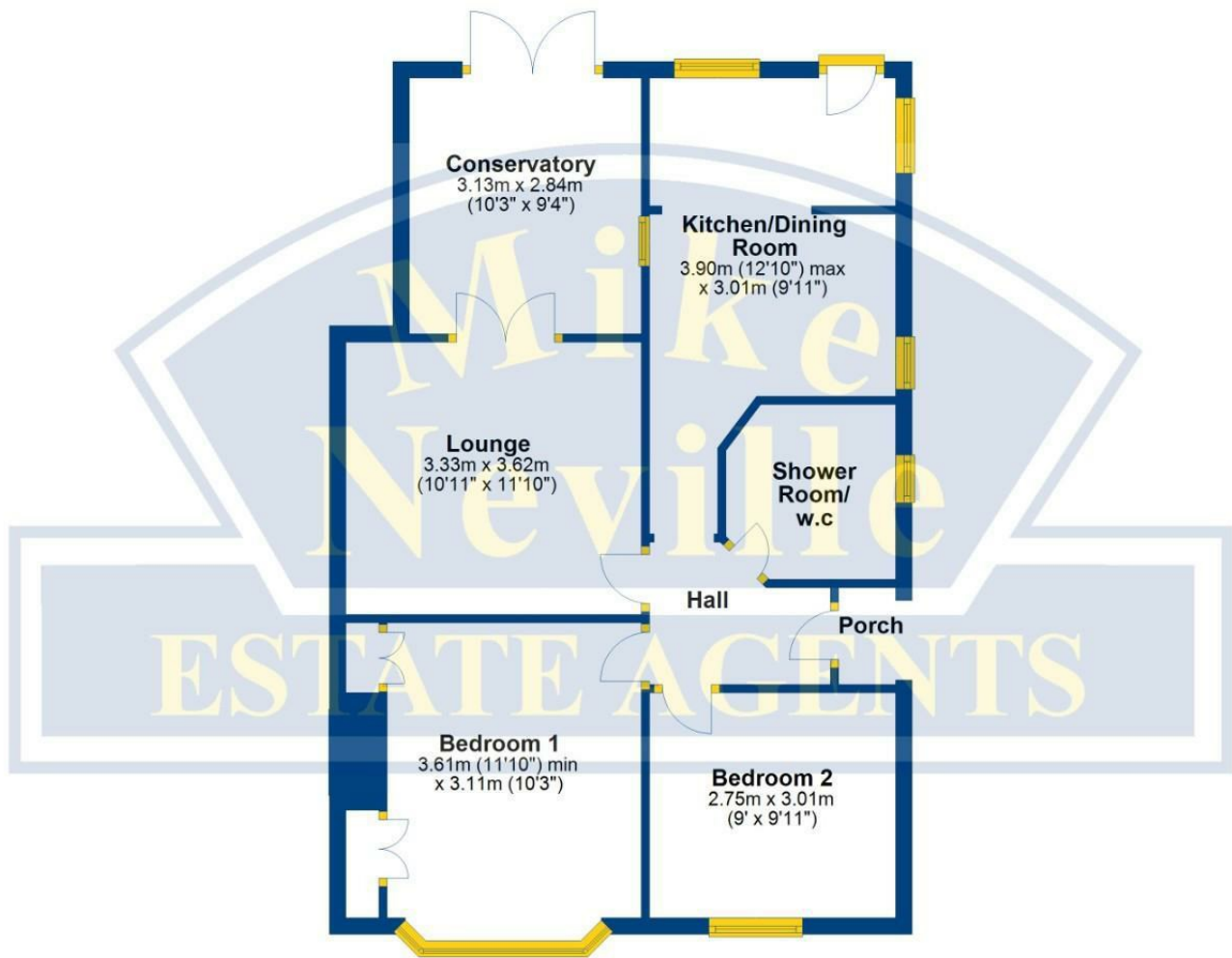
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 66.1 sq. metres (712.0 sq. feet)



Total area: approx. 66.1 sq. metres (712.0 sq. feet)