



52 Boundary Avenue
Rushden, Northamptonshire NN10 9QW



Simpson & Weekley

* Annex * Backing onto Fields * No Upward Chain * Offered to the market with no upward chain, backing onto open fields and coming with an Annex is this very well presented, semi-detached family home. The property boasts off road parking for several cars and benefits from gas radiator central heating, double glazing and an open plan kitchen/dining room. The accommodation in brief comprises entrance hall, lounge, cloakroom, open kitchen/dining room with French doors to the garden and a door to the Annex. The first floor landing comes with access to a family bathroom, two double bedrooms and a single bedroom. The Annex can be accessed via its own front door with a hallway that leads to the rear garden accessed via French doors and a door to the main annex where there is a shower room, kitchen and then a double bedroom/living room space with door to the garden. There is also a door from the hallway to the main house kitchen/dining room. Externally the block paved frontage provides a low maintenance front garden with space to park a minimum of three cars and to the rear of the house there is a spacious family garden backing onto an open field, mainly laid to lawn with a paved patio. A fantastic family home with an Annex that would be ideal for an older relative to move into or older child looking for their own space. EPC Rating C, Council Tax Band B

£290,000



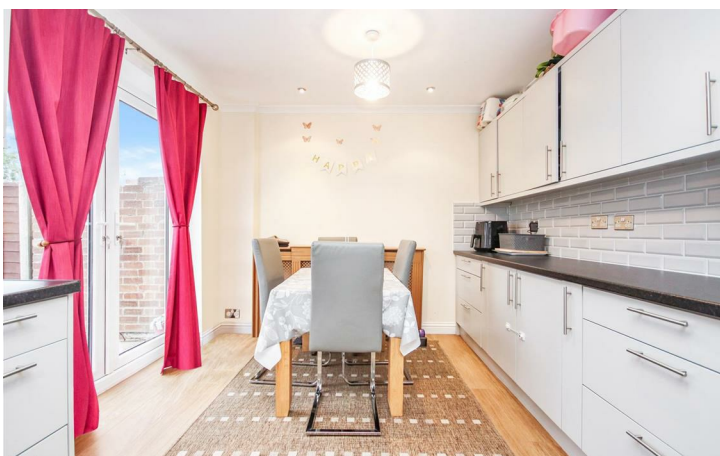
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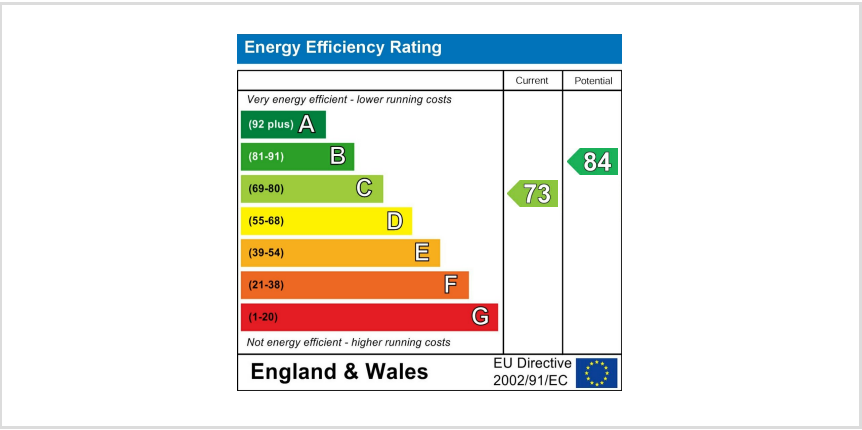
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TOTAL FLOOR AREA: 1201 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW