



**2 Rose Avenue, Rushden  
Northamptonshire NN10 9NX  
Price £245,000 Freehold**

Mike Neville Estate Agents are delighted to offer this extended, two double bedroom semi-detached bungalow to the open market for sale, with no onward chain. The property is presented in good order throughout and is located within a sought after residential location, close to local amenities. The property comprises: porch, hall, two double bedrooms, spacious modern shower room/WC, lounge with bay, separate dining room, good size kitchen and conservatory. Outside is a medium size enclosed rear garden, detached garage and private driveway. New boiler installed during February 2026. Early viewing advised.

- Great Location
- Viewing advised
- Lounge and Separate dining room, Conservatory with proper roof, Good size kitchen
- EPC - D65
- Extended semi-detached bungalow
- Two double bedrooms
- New boiler during February 2026
- No onward chain
- Spacious modern Shower Room
- Garage, driveway, enclosed garden



### Location

Where Rose Avenue meets St Margarets Avenue. 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 - D65

Certificate number - 0700-4871-0122-3493-3753

### 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)

### 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.

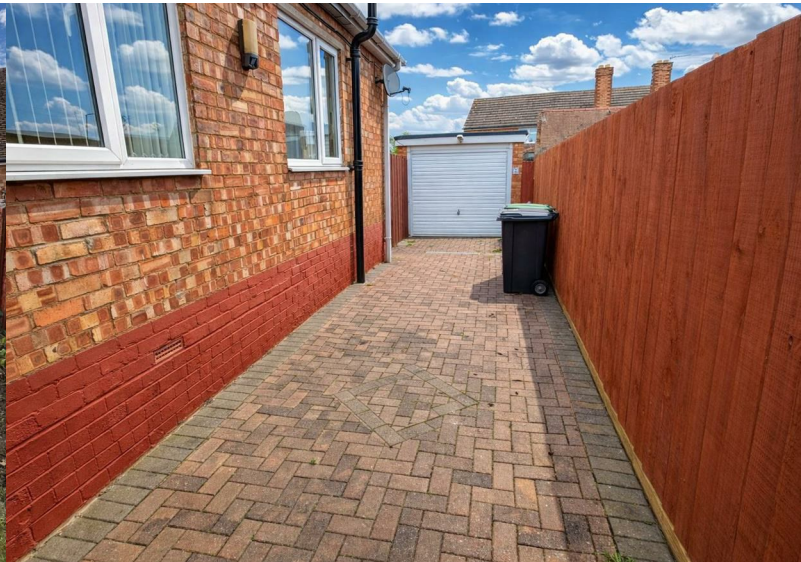
### Floorplans

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.

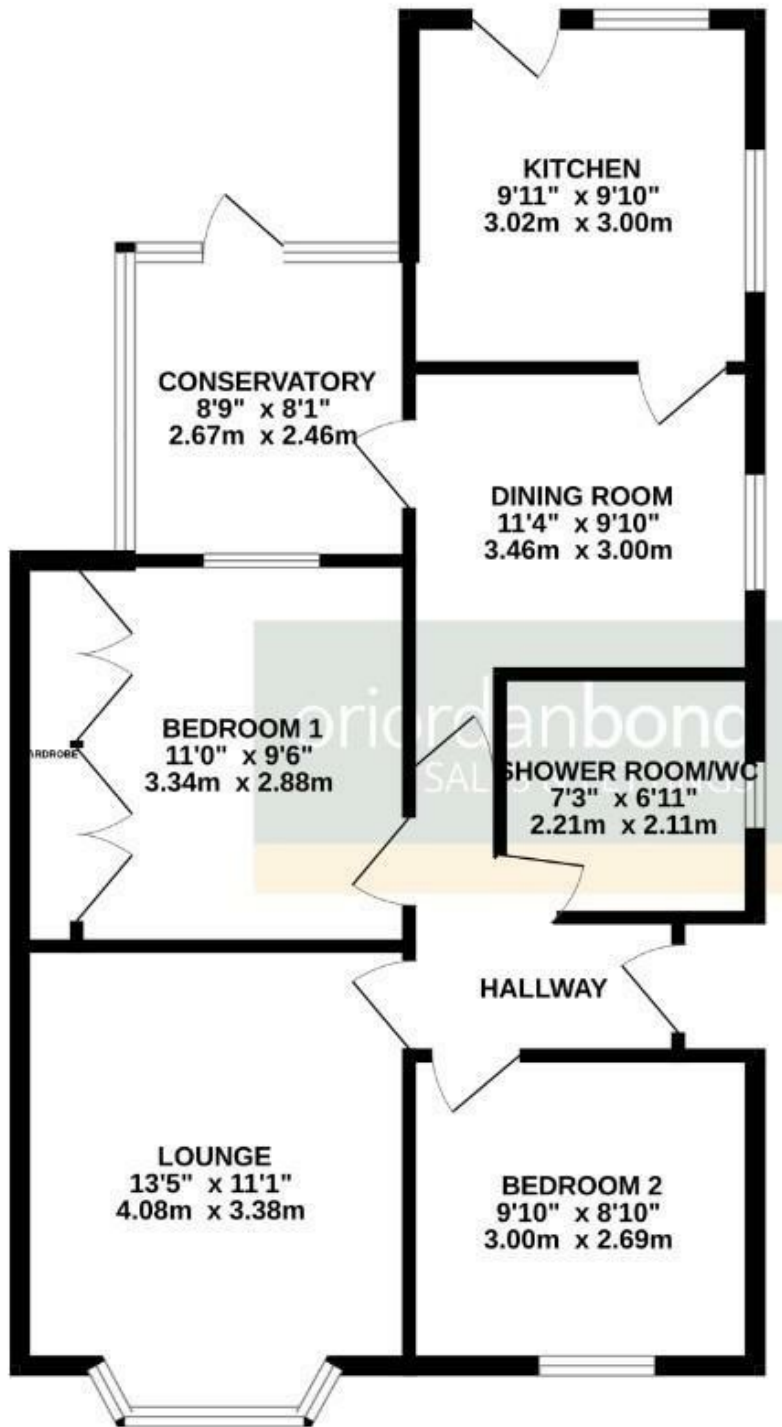
### Money Laundering Regulations 2017

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  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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