



**30 Tees Avenue, Rushden  
Northamptonshire NN10 0GZ  
Offers Over £254,500 Freehold**

Offered to the market with no onward chain is this modern, end of terrace, family home located in a sought after residential area, well-positioned to take advantage of local amenities, schools and parks, making it a wonderful place to settle down. The A6 bypass is nearby, providing good road access to other areas. Boasting three double bedrooms, two bathrooms, kitchen, lounge/dining room and ground floor cloakroom/WC, whilst externally you will find a large rear garden, garage and off road parking. Whether you are a first-time buyer, family or looking to expand your property portfolio, this end-terrace house on Tees Avenue presents an excellent opportunity to enjoy a comfortable lifestyle in a desirable location. Immediate viewing advised.

- No onward chain
- Modern property with Solar Panels
- En-suite shower room to master bedroom
- Energy Efficiency Rating - A92
- Fantastic road links
- Excellent condition throughout
- Good size rear garden
- Desirable location
- Three double bedrooms
- Garage with off road parking space to the fore



### Location

Tees Avenue can be found off Tyne Way, which in turn can be found off John Clark Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316. If unfamiliar with this location please use satellite navigation for directions.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - A92

Certificate number - 9490-4603-0522-4475-3943

### Solar Panels

This property has one solar panel which assists towards the heating of the hot water.

This property also has 12 further solar panels, owned with the property. These provide cheaper electricity and also a rebate.

### Accommodation

#### Ground Floor

##### Hall

##### Ground Floor Cloakroom / WC

##### Lounge / Dining Room 16'10" x 12'1" (5.13 x 3.68)

Maximum measurement, plus under stairs cupboard.

##### Kitchen 7'8" x 10'2" (2.33 x 3.11)

Electric oven. Gas hob. Extractor. Plumbing for dishwasher. Plumbing for washing machine. Wall mounted gas fired Ideal logic boiler. (white goods including large fridge/freezer are negotiable).

#### First Floor

##### Landing

Airing cupboard housing hot water cylinder. Loft access.

##### Bedroom 1 14'4" x 10'2" (4.36 x 3.11)

Maximum measurement, plus door recess.

##### En-suite Shower Room / WC

##### Bedroom 2 9'9" x 10'9" (2.97 x 3.27)

Fitted wardrobes.

##### Bedroom 3 8'6" x 14'3" (2.58 x 4.34)

Maximum measurement, plus door recess.

### Bathroom / WC

#### Outside

##### Front

Small area of front garden. Side gated access leading to rear garden.

Driveway, leading to garage. Electric car charging point.

#### Bin Store

##### Garage 19'9" x 8'6" (6.03 x 2.59)

Maximum internal measurement.

Up and over door to front. Roof storage. Power and light connected. Side door to garden.

##### Rear Garden

Fully enclosed and of a good size.

#### 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)

#### 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).

#### 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.

#### Disclaimer

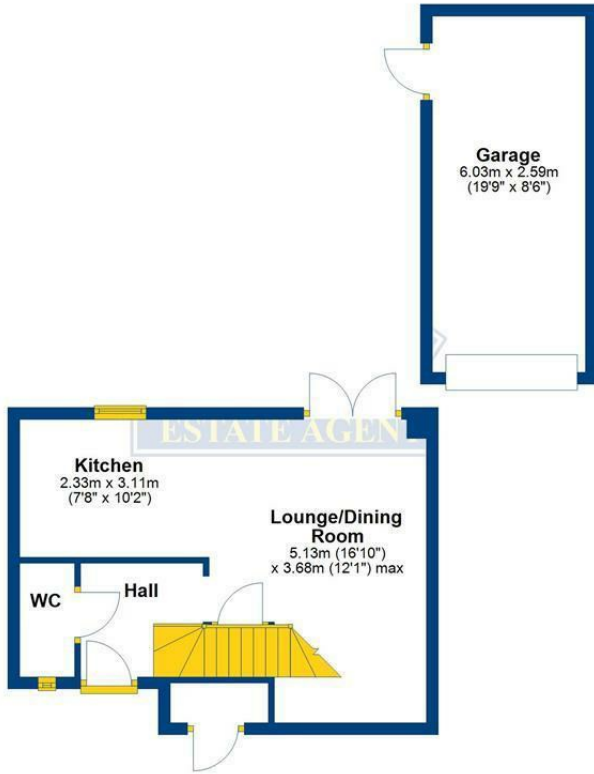
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.





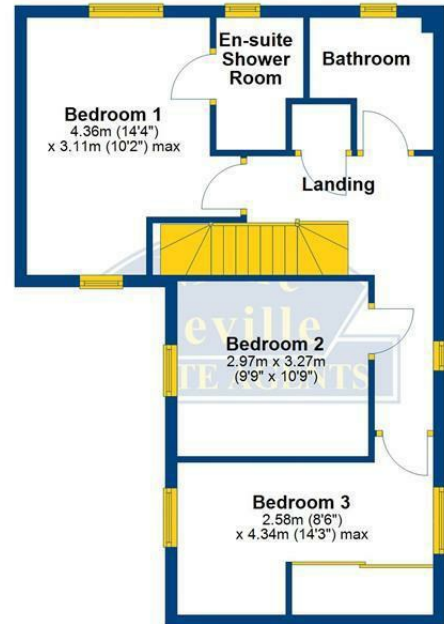
### Ground Floor

Main area: approx. 32.0 sq. metres (344.6 sq. feet)  
Plus garage: approx. 15.6 sq. metres (168.2 sq. feet)



### First Floor

Approx. 55.1 sq. metres (592.7 sq. feet)



Main area: Approx. 87.1 sq. metres (937.3 sq. feet)  
Plus garage: approx. 15.6 sq. metres (168.2 sq. feet)