



**60 Park Avenue, Rushden Northamptonshire NN10 9NR**  
**Guide Price £260,000 Freehold**

**\*A 3 BEDROOM DETACHED BUNGALOW FOR THIS PRICE!\* \*DO NOT MISS OUT!\*** Nestled on the charming Park Avenue this delightful and individually designed detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 874 square feet, the property boasts a well-thought-out layout with the bedrooms and bathroom to one end, with the kitchen, dining and lounge areas to the other. The bungalow features two inviting reception rooms, providing ample space for relaxation and entertaining guests. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. Situated in a desirable location, on a private plot, this bungalow is within easy reach of local amenities, parks, and schools, making it an excellent choice for a range of buyers, with a focus on retirement, or indeed a family home due to the three bedrooms. With its charming features and prime location, this property presents a wonderful opportunity to create a warm and welcoming home. Do not miss the chance to view this lovely bungalow and envision the possibilities it holds.



### Location

Located on the junction of Park Avenue, Talbot Road and Purvis Road. 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

D

### Energy Rating

Energy Efficiency Rating - E49

Certificate number - 8643-7429-4220-4950-3996

### Accommodation

#### Hall

Airing cupboard housing hot water cylinder.  
Two further storage cupboards.  
Loft access.

#### Lounge 12'2" x 13'5" (3.72m x 4.09m)

Maximum measurement.

#### Lean to Conservatory 18'0" x 6'0" (5.48m x 1.83m)

Spacious additional area, that is currently used as a utility area and store. Potential modernisation required to make it more useable.

#### Kitchen/ Dining Room 21'7" x 8'11" (6.59m x 2.72m)

Maximum measurement, plus door recess.  
Spacious room with a central unit providing separation between the kitchen and dining areas, but could easily be reconfigured to have one large kitchen.  
Range of original kitchen units, still in very good order.  
Plumbing for washing machine  
Space for multiple white goods.  
Gas fired boiler concealed within Kitchen cupboard.

#### Bedroom 1 9'4" x 11'10" (2.84m x 3.60m)

Plus built in wardrobes.

#### Bedroom 2 8'11" x 9'1" (2.71m x 2.77m)

Plus built in wardrobes, plus door recess.

#### Bedroom 3 9'11" x 8'8" (3.03m x 2.65m)

### Bathroom

Well kept but 'vintage' coloured bathroom suite with half tiled surrounds.

### Outside

#### Gardens

The property sits on a superb overall plot on the corner to Park Avenue, Talbot Road and Purvis Road, and has gardens surrounding the bungalow to all sides. Which feature a range of patio and hard standing area, as well as lawned areas, and a well established hedgerow that surrounds the majority of the gardens.

### Garage

Single garage. In need of modernisation or replacement.

### 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

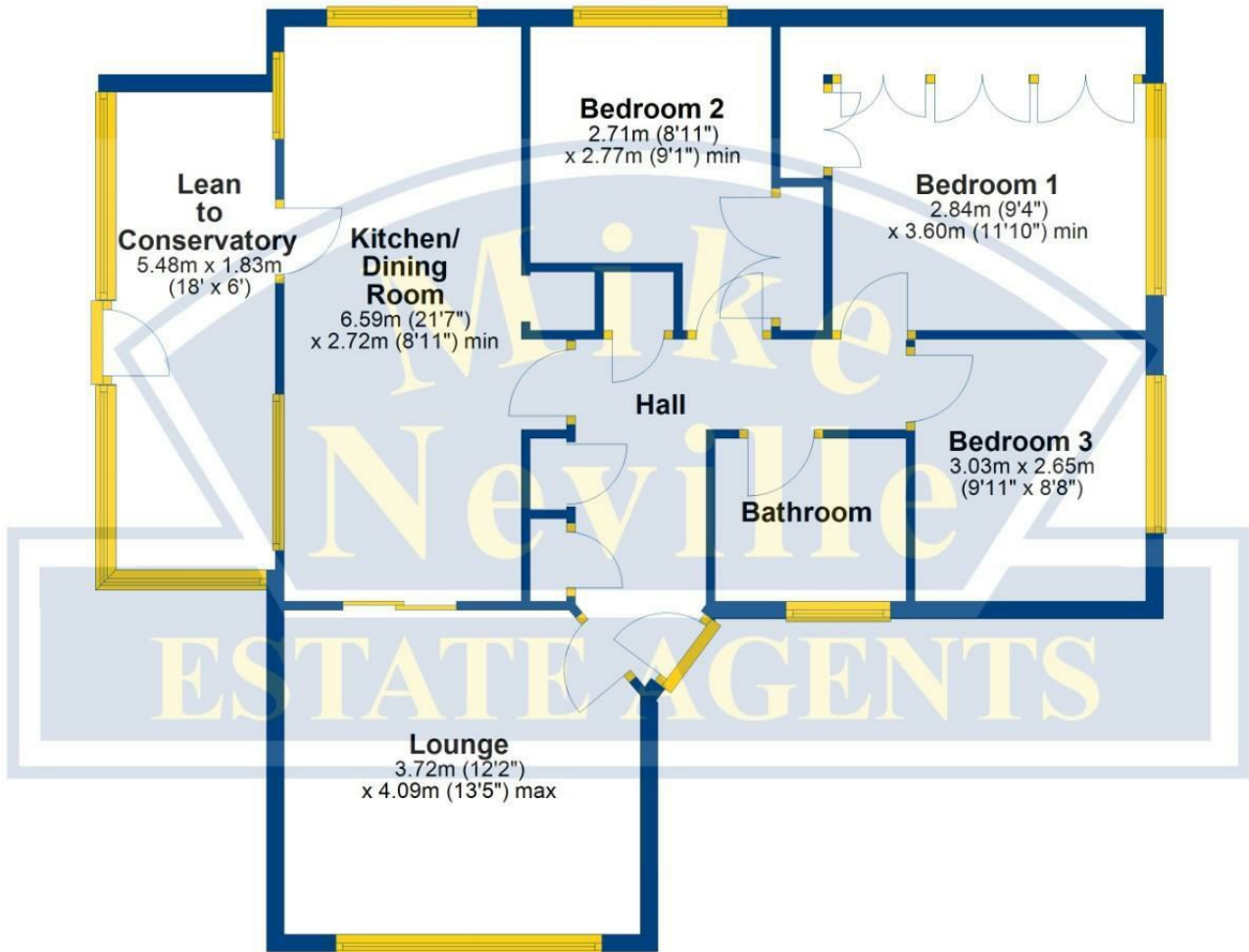
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).



- No upward chain
- Large plot with garden areas to all sides
- Large bathroom
- Walking distance to local amenities and town centre
- Rare opportunity to acquire such a unique bungalow & plot
- Individually designed detached bungalow with a Garage
- Three good size bedrooms
- Lounge, dining and kitchen areas
- Further potential to extend or alter, subject to planning
- Energy Efficiency Rating - E49

## Ground Floor

Approx. 81.3 sq. metres (874.8 sq. feet)



Total area: approx. 81.3 sq. metres (874.8 sq. feet)