

## 70A Avenue Road, Rushden, Northamptonshire, NN10 0SJ



### Price **£795,000 Freehold**

An outstanding, extended, detached family residence, situated on the ever-popular Avenue Road. With a Southerly rear open outlook, detached double garage, workshop, BBQ/entertaining area, landscaped gardens, much off-road parking and accommodation over 3 floors (main accommodation over the ground and first floors) this stunning home is a "must see, don't delay" property and (in our experienced, yet humble opinion) without question one of the first to view will purchase! Five double bedrooms, four bathrooms, galleried landing, reception hall, huge lounge, large separate dining room, study/home office, family room, kitchen/breakfast room, utility room, laundry room and cloakroom/WC. In all, over 3,000 sqft of accommodation. A truly exceptional property! No onward chain.



**Location**

Off Bedford Road and Newton Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

**Outdoor BBQ Area**

19'0" x 9'2" (5.80m x 2.80m )

**Council Tax Band**

F

**Energy Rating**

Energy Efficiency Rating - C75

Certificate number - 0257-1203-7306-3015-2104

**Additional Information**

- Gas wood burner in lounge.
- Wood burner in dining room.
- Kitchen: 2 electric ovens. 2 warming drawers. Dishwasher. Fridge.
- plumbing for dishwasher also within utility room. Gas fired boiler within utility room.
- plumbing for washing machine within laundry room.
- Airing cupboard on landing with hot water cylinder.
- Air conditioning on second floor

**Double Garage**

19'3" x 16'4" (5.87m x 4.99m)

**Workshop**

13'1" x 6'9" (3.99m x 2.08m)

**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**

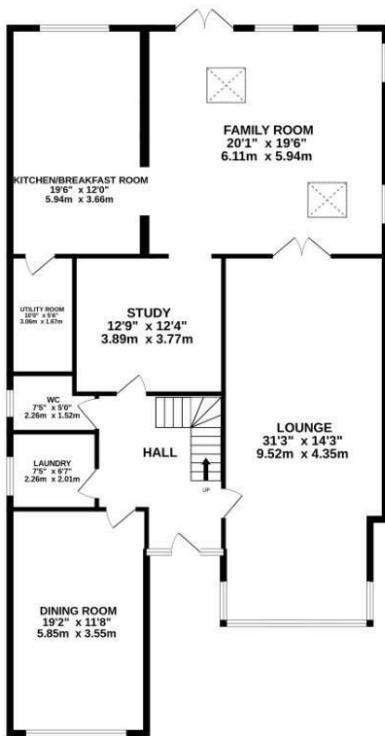
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

**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).



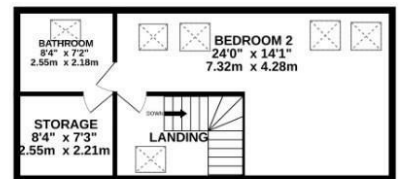
GROUND FLOOR  
1673 sq.ft. (155.5 sq.m.) approx.



1ST FLOOR  
963 sq.ft. (89.5 sq.m.) approx.



2ND FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 3098 sq.ft. (287.8 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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