



75 St. Margarets Avenue

Rushden, NN10 9YQ



Simpson & Weekley

Offered to the market with no onward chain is this renovated, two bedroom semi-detached bungalow, situated in a popular residential location within easy walking distance to local amenities and the town centre.

The property has been tastefully enhanced and offers well-appointed accommodation throughout comprising of a porch, entrance hall, re-fitted kitchen, living room, two bedrooms, and a re-fitted bathroom. There is off-road parking to the front of the property, and to the rear the garden is a blank canvass for the new owner to put their stamp.

The property itself is within close proximity to local schools, shops and amenities. Additionally, the property benefits from excellent commuting links, with both the A45 and A6 being within very easy access.

EPC Rating D, Council Tax Band B.



£199,995



GROUND FLOOR
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of blocks, elevations, corners 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.
Made with Letting 12/2020



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW