

## 186 Avenue Road, Rushden, Northamptonshire, NN10 0SW



### Price £750,000 Freehold

A deceptively spacious detached bungalow, situated on a half an acre plot, with first floor accommodation in addition to the extensive ground floor accommodation - in all, some 3,456 sqft of potential living space (including that of the double garage and loft space). Situated in the ever popular semi-rural location of Avenue Road, on the South side of the Town, with a very large, South facing rear garden with outdoor swimming pool! The accommodation provides, to the ground floor: porch, L-shaped hall, two staircases, three bedrooms, bathroom, study, conservatory, kitchen, lounge/diner and family room. To the first floor: master bedroom and en-suite, bedroom two, bathroom and landing. There is also a large loft space that offers potential for further living accommodation, if so required, and, of course, subject to planning. To the outside, one will find the large enclosed rear garden with a useful outbuilding and the outdoor swimming pool. There is a large driveway for several vehicles and a "through" double garage, with rear access leading into the rear garden. The double garage also offers potential for further living accommodation, if so required, and, of course, again, subject to planning. An internal viewing is essential to fully appreciate the overall accommodation and layout, along with the overall space provided.



### **Location**

Avenue Road is located in between Newton Road and Bedford Road. The property can be found at the Newton Road end of Avenue 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**

F

### **Energy Rating**

Energy Efficiency Rating - C73

Certificate number - 4116-8166-2002-0024-3906

### **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.

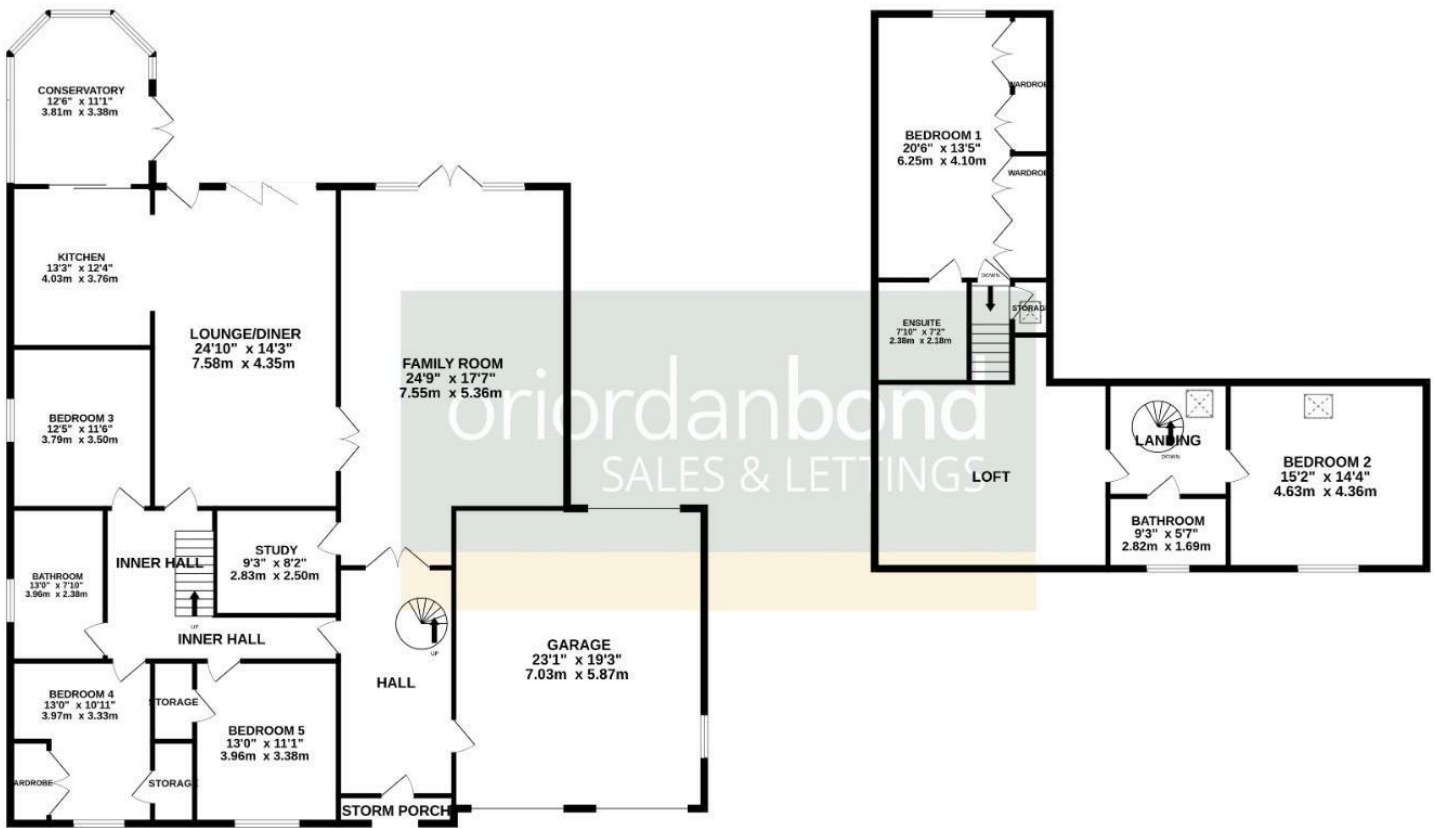
### **Money Laundering Regulations 2017**

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  
2466 sq.ft. (229.1 sq.m.) approx.

1ST FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 3456 sq.ft. (321.0 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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