

CHARLES ORLEBAR

Estate Agents & Auctioneers

37 St. Margarets Avenue, Rushden, NN10 9YQ

£225,000





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37 St. Margarets Avenue

Rushden, NN10 9YQ

- 3 Bedrooms
- Outbuilding
- Walking distance to High Street
- Sought after location
- Offroad parking
- Large garden
- Close to local parks and schools
- Scope for improvement

Situated in the desirable area of St. Margarets Avenue, Rushden, this charming 1930s house offers a perfect blend of character and modern living. Spanning 1,033 square feet, the property features three well-proportioned bedrooms and a welcoming reception room, making it an ideal home for families or those seeking extra space.

The property boasts a versatile outbuilding equipped with power and three separate rooms, perfect for use as a gym, office, or garden room, catering to a variety of lifestyle needs.

The home is conveniently situated within walking distance to the bustling high street, where you will find an array of shops, cafes, and amenities. For those who enjoy the outdoors, Hall Park is also nearby, providing a lovely space for leisurely walks and recreational activities.

Furthermore, there is potential for extension, subject to the necessary permissions, allowing you to tailor the property to your specific requirements and preferences. This house presents an excellent opportunity for those looking to invest in a family home in a vibrant community. Don't miss the chance to make this delightful property your own.



Hall

Living Room

9'11" x 15'2" (3.03m x 4.63m)

Dining Room

11'11" x 12'3" (3.63m x 3.74m)

Kitchen

7'2" x 15'2" (2.18m x 4.63m)

Landing

Bedroom 1

12'0" x 9'9" (3.65m x 2.98m)

Bedroom 2

10'2" x 10'11" (3.10m x 3.33m)

Bedroom 3

7'1" x 6'10" (2.17m x 2.09m)

Family Bathroom

Garden Room

Play Room

8'7" x 7'10" (2.61m x 2.40m)

Office

8'7" x 8'0" (2.61m x 2.43m)





Floor Plans



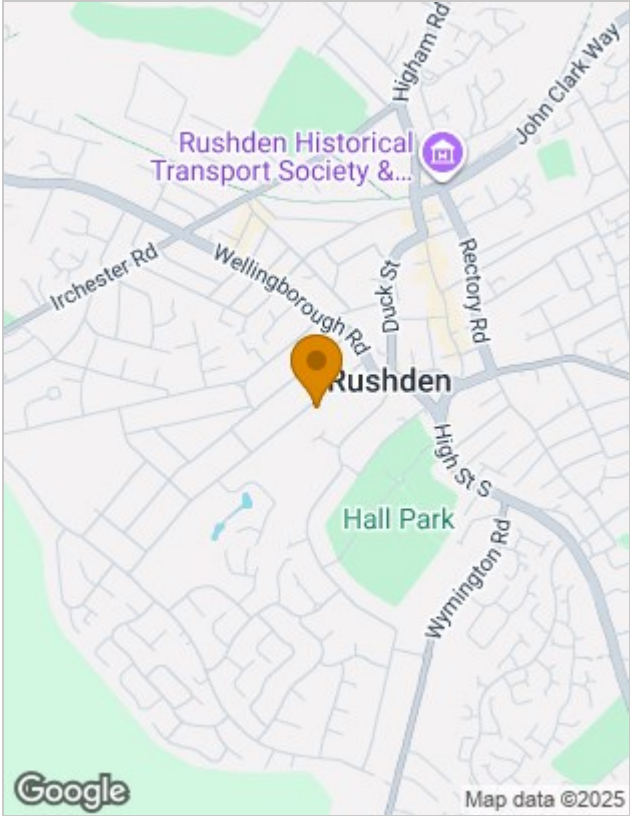
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

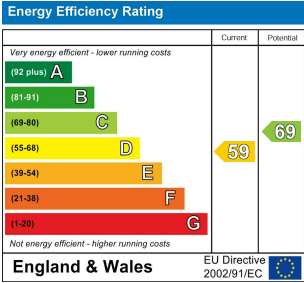
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

Location Map



Energy Performance Graph



Council Tax Band: C

Tenure: Freehold