



**26 Rose Avenue, Rushden
Northamptonshire NN10 9NU
Price £165,000 Freehold**

PRELIMINARY ANNOUNCEMENT* *VIEWINGS STRICTLY FROM 10/2/26 AND ONWARDS ONLY

A two bedroom bungalow, sensibly priced to reflect the need for full modernisation throughout, offered for sale with no onward chain. Two double bedrooms, hall, bathroom/WC, living room, kitchen. Double glazing, central heating, front forecourt, good size enclosed rear garden. Contact ourselves today to register your early interest.

- ***PRELIMINARY ANNOUNCEMENT***
- Sensibly priced to reflect the need for full modernisation throughout
- Hall, bathroom/WC, living room, kitchen
- EPC rating - D63
- ***VIEWINGS STRICTLY FROM 10/2/26 AND ONWARDS ONLY***
- Offered for sale with no onward chain
- Double glazing, central heating, front forecourt
- Two bedroom semi-detached bungalow
- Two double bedrooms
- Good size, enclosed rear garden



Location

On Rose Avenue. 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

B

Energy Rating

Energy Efficiency Rating - D63

Certificate number - 8410-7426-7950-0005-7296

Accommodation

Ground Floor

Hall

Bedroom 1 11'11" x 10'2" (3.64m x 3.11m)

Bedroom 2 10'2" x 9'0" (3.11m x 2.76m)

Bathroom / WC

Living Room 13'10" x 10'5" (4.24m x 3.18m)

Kitchen 9'0" x 6'11" (2.76m x 2.11m)

Outside

Front

Area of front garden. Scope for off-road parking for a small car/vehicle, subject to a dropped kerb, relevant permissions etc.

Side gated access to rear.

Rear

Fully enclosed and well established.

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

Disclaimer

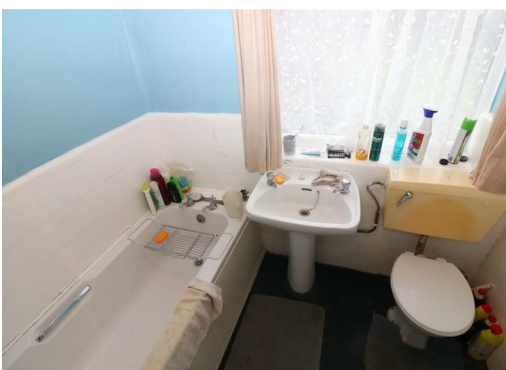
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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.

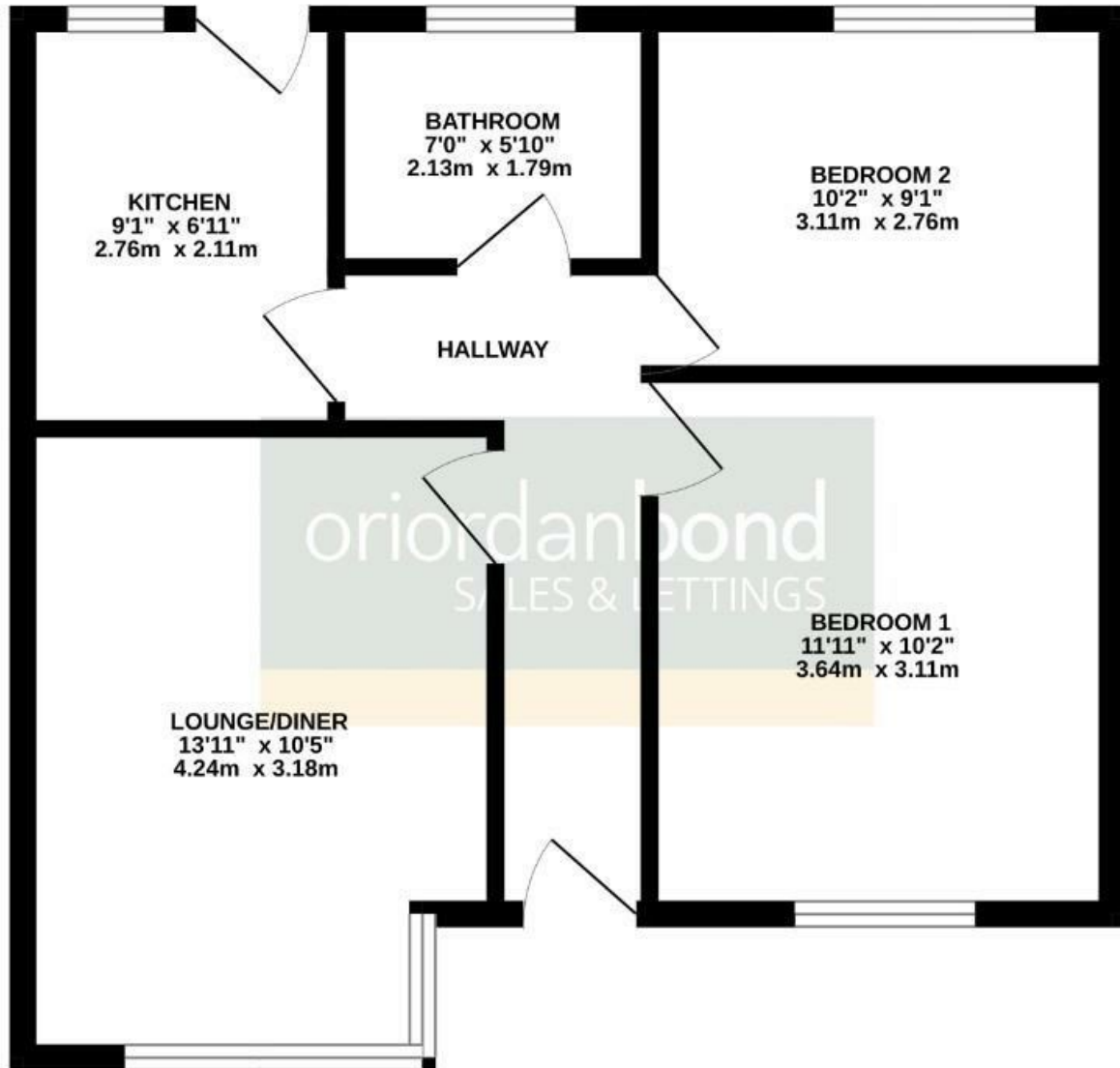
Money Laundering Regulations 2017

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
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA: 504 sq.ft. (46.8 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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