



**196 Avenue Road, Rushden
Northamptonshire NN10 0SW
Price £310,000 Freehold**

PRICED FOR AN IMMEDIATE SALE Offered for sale with no onward chain is this dated, mature detached bungalow, situated on a very approximately 0.33 acre plot. The bungalow itself is prime for full remodelling and full refurbishing/demolition, as reflected in the sensible guide asking price. Situated in this sought after residential location on the very South side of the Town - viewing is most certainly highly recommended. Viewings for this property are strictly via ourselves, the Sole Selling Agents.

- Approximately a 0.33 Acre Plot - Sought after location
- Off Road Parking
- Shower room
- Energy Efficiency Rating - F36
- 1900's constructed Detached Bungalow
- Two double bedrooms
- Kitchen, Conservatory, Store
- Development Potential
- Two reception rooms
- Oil fired central heating (gas available in Avenue Road)



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

C

Energy Rating

Energy Efficiency Rating - F36

Certificate number - 5017-8115-2002-0091-3006

Accommodation

Ground Floor

Hallway 12'2" x 3'0" (3.71m x 0.92m)

Living Room 11'11" x 12'6" (3.63m x 3.80m)

Plus bay window.

Dining Room 9'11" x 11'7" (3.01m x 3.54m)

Airing cupboard housing hot water cylinder.

Kitchen 6'6" x 10'7" (1.98m x 3.22m)

Bedroom 1 11'11" x 12'3" (3.63m x 3.73m)

Plus bay window.

Bedroom 2 10'0" x 8'0" (3.04m x 2.44m)

Shower Room / Wet Room / WC 9'11" x 8'0" (3.01m x 2.44m)

A modern wet room. Loft access.

Conservatory 6'6" x 6'0" (1.98m x 1.82m)

Floor mounted oil fired boiler.

Store 6'9" x 2'9" (2.05m x 0.83m)

Outside

Driveway to front and side, providing access to plenty of off-road parking.

Garage / Double garage space.

Various old outbuildings.

Lovely 0.33 acre plot.

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.

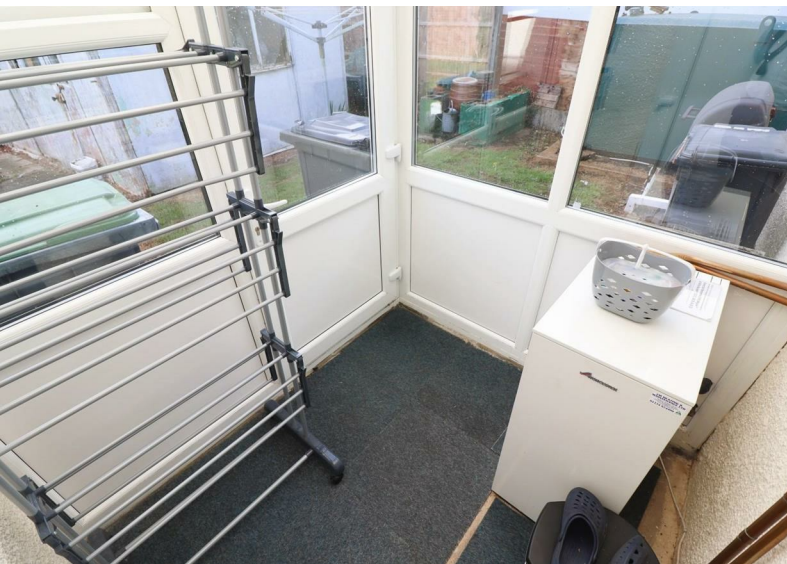
Floorplans

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

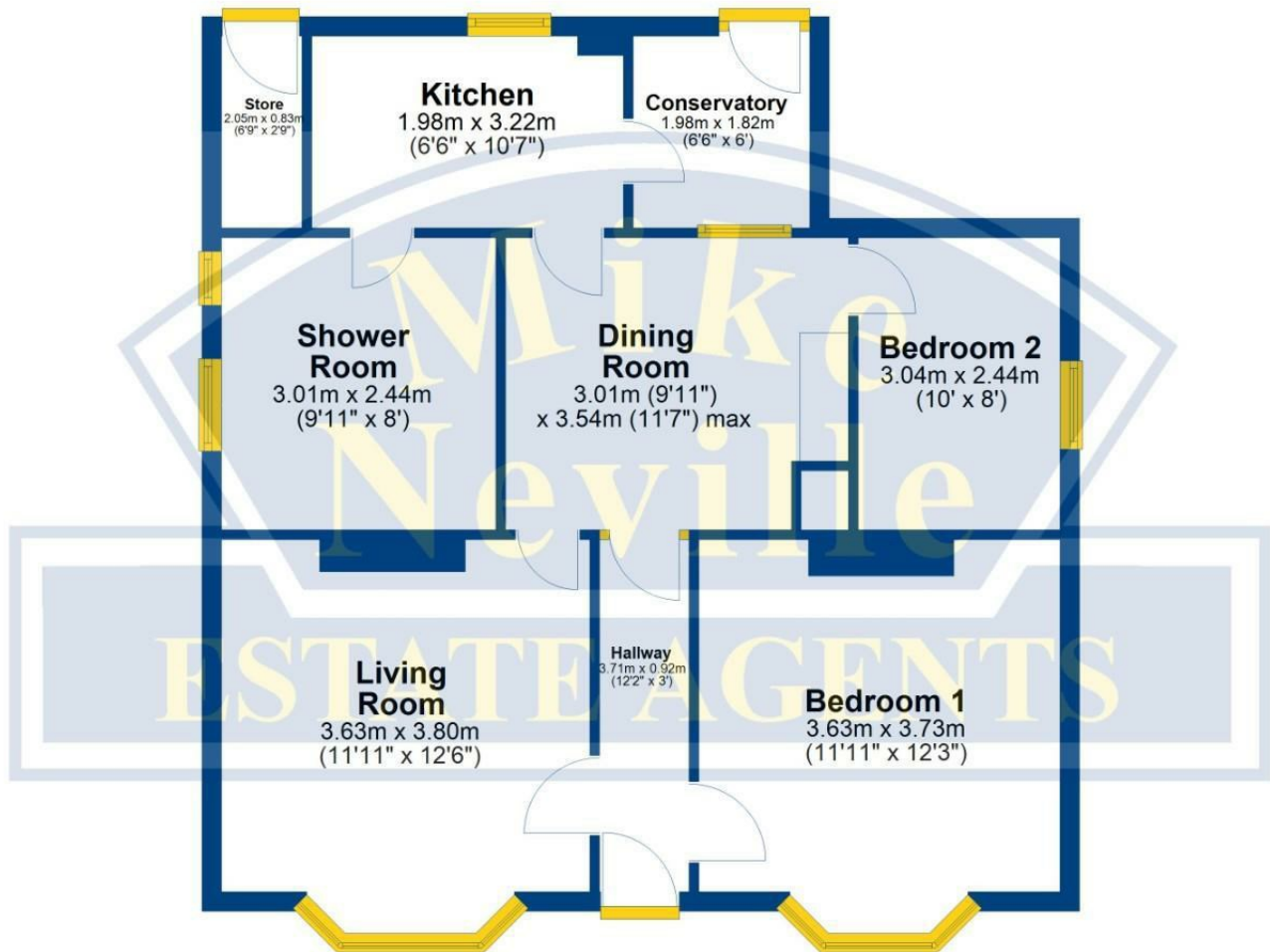
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Approx. 71.5 sq. metres (770.1 sq. feet)



Total area: approx. 71.5 sq. metres (770.1 sq. feet)