



**81 St. Margarets Avenue, Rushden  
Northamptonshire NN10 9YQ  
Price £250,000 Freehold**

Mike Neville Estate Agents are delighted to offer this stunning, extended, two double bedroom semi-detached bungalow to the open market. The property is presented in very good condition throughout and is located within a sought after location located close the Rushden High Street and local amenities!! The Property comprises entrance porch/hall, two double bedrooms, spacious open plan lounge/dining room, kitchen with fitted appliances, four piece family bathroom and large conservatory to the rear of the property. Outside is a large, south facing, enclosed rear garden and private driveway. Viewing advised.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - B

- Extended Semi-Detached Bungalow
- Four Piece Bathroom
- Spacious Conservatory
- Energy Efficient Rating - D64
- Great Condition Throughout
- Open Plan Lounge/Dining Room
- Private Driveway
- Two Double Bedrooms
- Open Plan Kitchen
- Sought After Location



### Location

On St Margarets Avenue. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D64

Certificate number - 2916-8146-3002-0097-3102

### Accommodation

#### Ground Floor

#### Entrance Porch

#### Hallway

Bedroom 1 11'11" x 11'7" (3.65m x 3.55m )

Bedroom 2 8'10" x 9'11" (2.71m x 3.04m)

Lounge 10'10" x 11'8" (3.32m x 3.56m)

Dining Room 11'6" x 10'11" (3.53m x 3.35m)

Kitchen 10'3" x 9'10" (3.14m x 3.02m)

#### Rear Hall

Four Piece Family Bathroom 8'5" x 5'5" (2.59m x 1.67m)

Conservatory 8'3" x 14'3" (2.53m x 4.35m)

#### Outside

#### Driveway

#### Rear Garden

### 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.

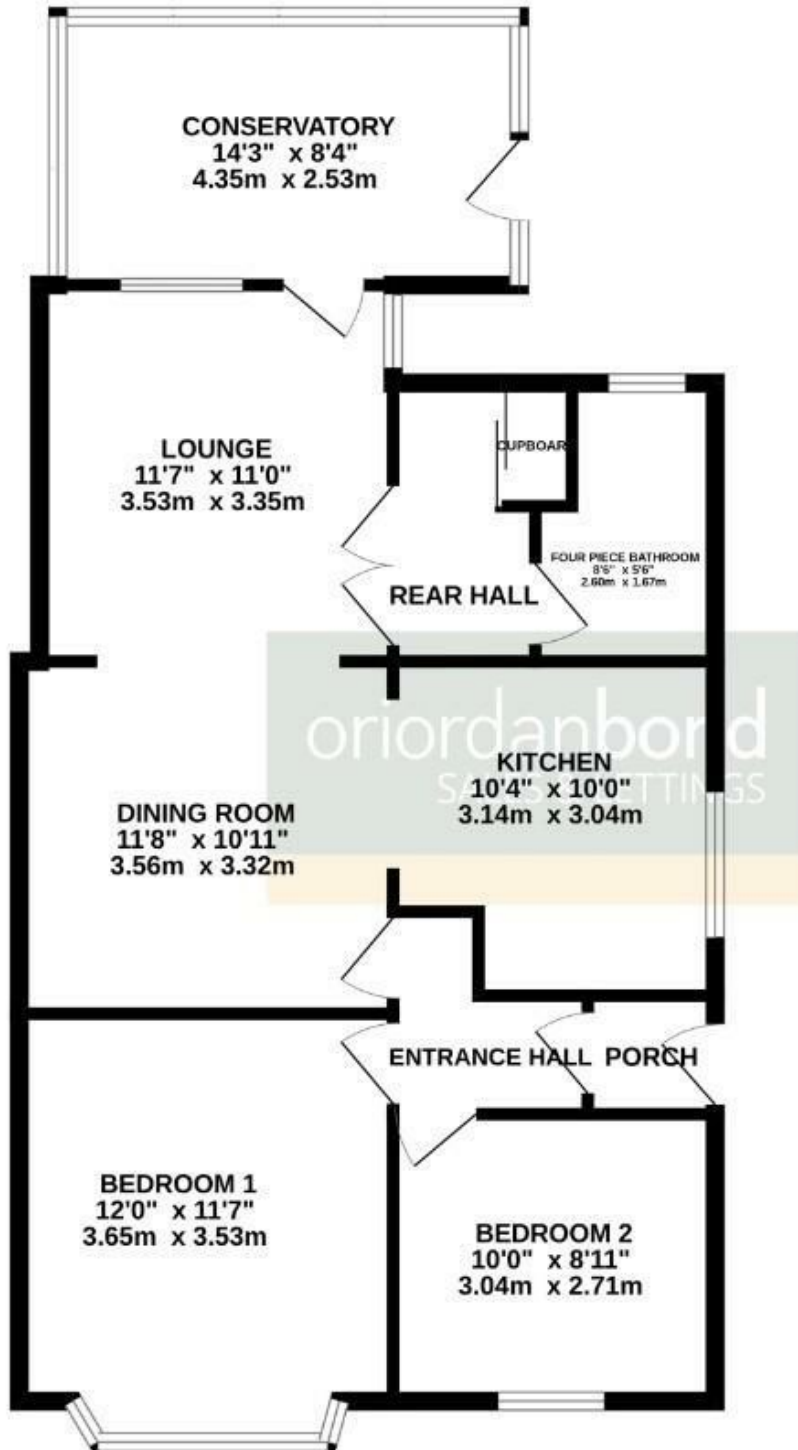
### Money Laundering Regulations 2017

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  
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 836 sq.ft. (77.7 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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