



135 St. Margarets Avenue
Rushden, NN10 9PW



Simpson & Weekley

****EXTENDED TWO BEDROOM BUNGALOW**** Simpson and Weekley are delighted to offer to the market this immaculate semi-detached bungalow, offered to the market with no onward chain.

There is well-appointed accommodation set across one floor, comprising in brief a porch, entrance hall, two well-proportioned bedrooms, a bathroom with bath and shower, and an extended kitchen/dining room to the rear overlooking the garden.

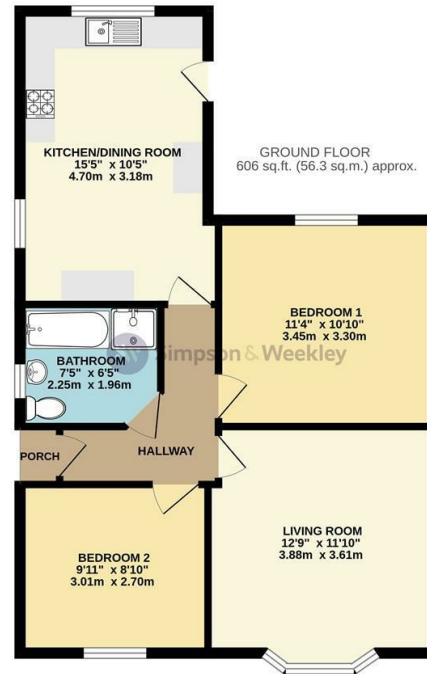
Externally, there is a gravelled driveway providing off-road parking for two cars, and to the rear is a large, well-tended garden which is mostly laid to lawn with a decked area for outdoor seating.

The property itself is situated on the Western side of Rushden in a popular residential location, being within walking distance to the town centre with an assortment of all the amenities you could expect, and ample bus routes nearby. The popular Rushden Lakes Shopping and Leisure Centre is just a few minute's drive, or 30-minute walk, with a selection of further shops, restaurants, cafe's, and immediate access to miles of beautiful countryside walks and cycle paths.

EPC Ordered, Council Tax Band B

£250,000





TOTAL FLOOR AREA: 606 sq.ft. (56.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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