# Avenue Road

Rushden, Northamptonshire

oriordanbond
SALES & LETTINGS

# Avenue Road

Rushden

NN10 0SW

GUIDE PRICE £350,000

**PROCEEDABLE CASH BUYERS ONLY - Offered for sale with no onward chain is this dated, mature two bedroom detached bungalow, situated on a plot of approximately 0.33 acre. The plot has recently been cleared and laid to hardcore, along with complete new boundary fencing, ready for the new owners to redevelop the site.**

The bungalow itself is prime for full re-modelling and fully refurbishing/demolition, as reflected in the sensible guide price. Situated in this sought after residential location on the South side of the Town - viewing is most certainly highly recommended. Two double bedrooms, hall, lounge, dining room, kitchen, shower room, conservatory. Viewings for this property are strictly via ourselves, the Sole Selling Agents. (C/770/L)

**Additional information**

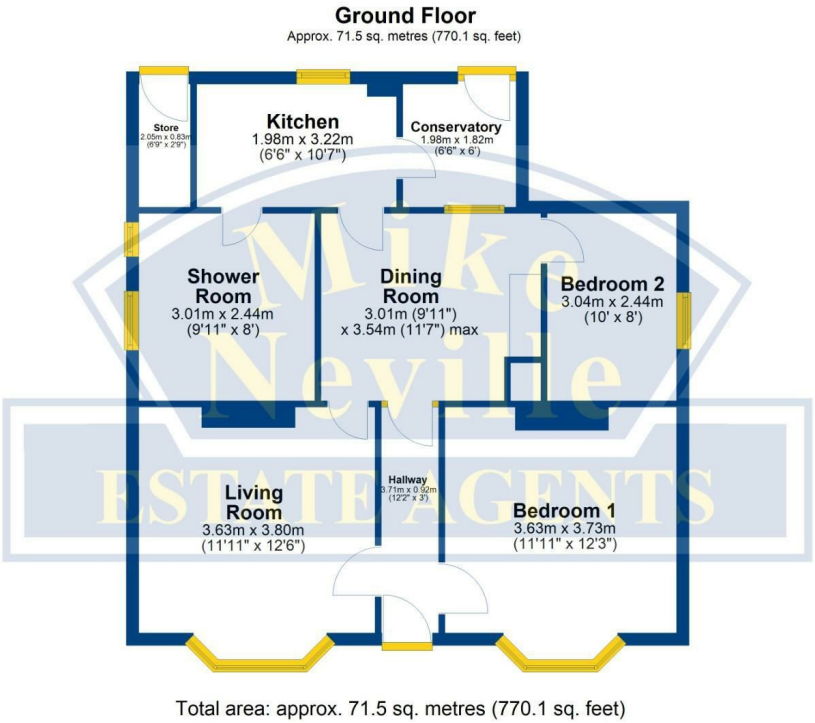
- Council Tax Band: C
- Energy Efficiency Rating: F

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.




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

O'Riordan Bond Rushden Sales
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The Property Ombudsman

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