

183 Avenue Road, Rushden, Northamptonshire, NN10 0SN



Guide Price £650,000 Freehold

Short onward chain - onward purchase already secured We are delighted to offer to the open market for sale this individual, extended, executive detached family home, in the ever popular semi-rural location of Avenue Road, on the South Side of the Town, with comfortable access to Rushden, Higham Ferrers, south to Sharnbrook, Bedford and local road links such as the A6, A45, A14, M1 etc.

With living accommodation in excess of 2,200sqft, plus a large storage/workshop (part of the former double garage) this home really is a must-view. Four double bedrooms, two bathrooms, landing, hall, sitting room, kitchen/breakfast/dining room, stunning lounge extension to the rear, overlooking the lawned rear gardens, utility room, cloakroom/WC and gymnasium/home office (main part of the converted double garage). Externally, off-road parking for multiple vehicles and a large rear garden with field views to the rear. There is air-con to one of the bedrooms and the lounge, and a wood burner to the lounge, which also has four "keylite" roof windows and side bi-folds to the rear garden. Contact ourselves today for further information and to arrange to view.



Location

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

F

Energy Rating

Energy Efficiency Rating - C70

Certificate number - 2508-3114-4713-8191-4714

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

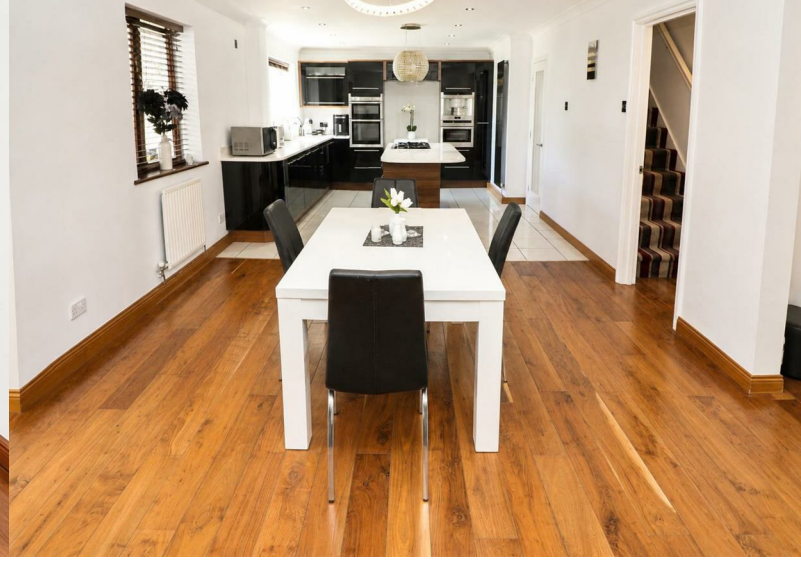
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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

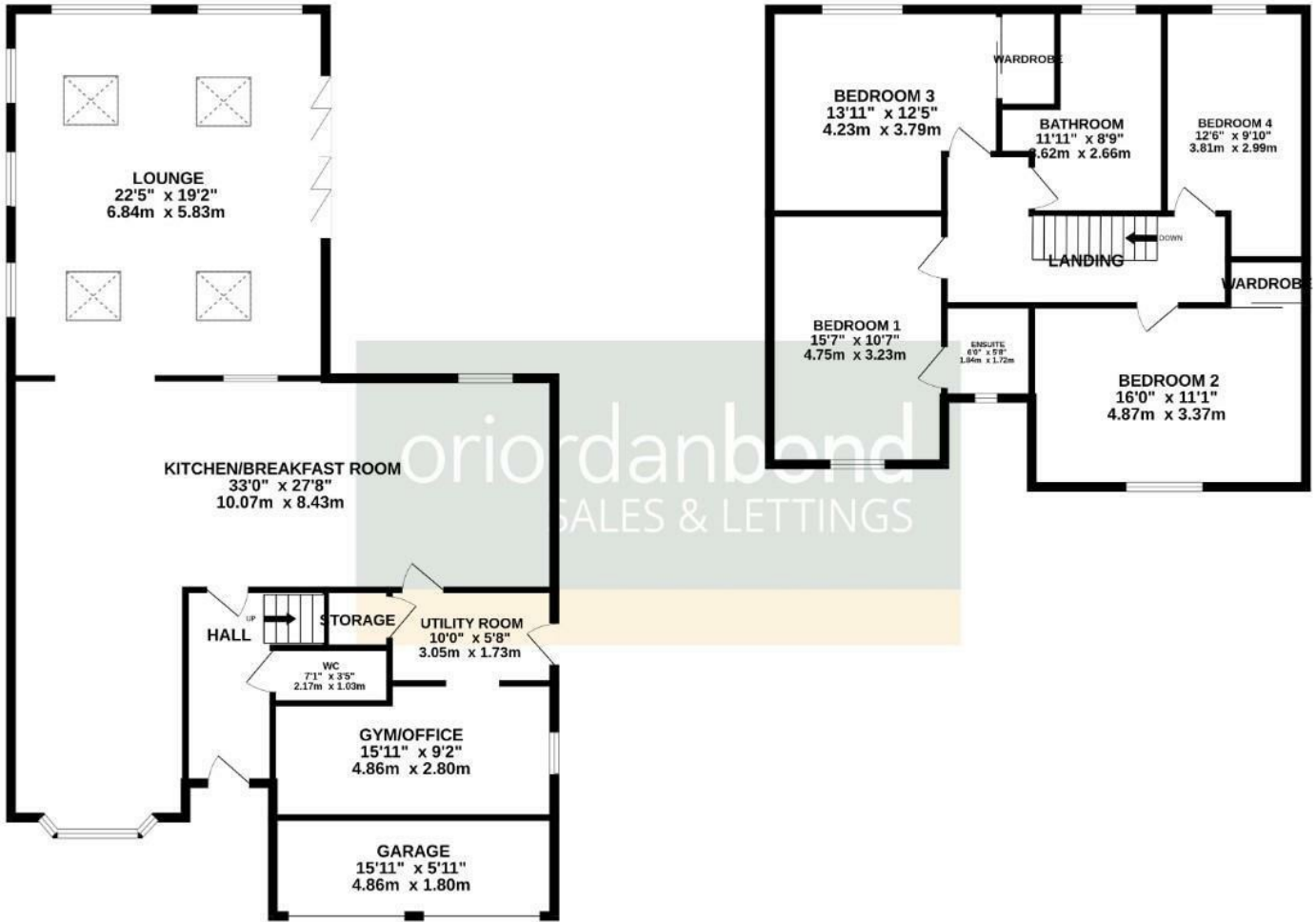
Money Laundering Regulations 2017

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
1408 sq.ft. (130.9 sq.m.) approx.

1ST FLOOR
903 sq.ft. (83.9 sq.m.) approx.



TOTAL FLOOR AREA: 2311 sq.ft. (214.7 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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