



**145 St. Margarets Avenue, Rushden
Northamptonshire NN10 9PW
Price £215,000 Freehold**

Offered to the open market for sale with no onward chain is this two double bedroom, extended semi-detached bungalow with parking and a generous, southerly facing rear garden, situated in the popular area of St Margarets Avenue, which is close to local schools, amenities and within walking distance to Rushden High Street. The property comprises: entrance hallway, two double bedrooms, family bathroom, extended lounge/dining room and kitchen. Please contact ourselves, the sole selling agents, for further information and to arrange an early viewing.

- Extended Semi-Detached Bungalow
- Southerly Facing Rear Garden
- Sought After Location
- Energy Efficient Rating - D62
- Two Double Bedrooms
- Off-Road Parking
- Walking Distance To High Street
- Extended Lounge/Dining Room
- In Need Of Some Modernisation
- No Onward Chain



Location

Situated on St Margarets Avenue, off Wellingborough Road and linking through to Whitefriars. 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

B

Energy Rating

Energy Efficiency Rating - D62

Certificate number - 0130-2205-8080-2122-5361

Accommodation

Ground Floor

Porch

Hall

Bedroom 1 13'3" x 11'6" (4.06m x 3.51m)

Bedroom 2 9'11" x 8'9" (3.04m x 2.69m)

Shower Room / WC

Lounge / Dining Room 17'11" x 11'6" (5.47m x 3.51m)

Kitchen 11'7" x 9'11" (3.55m x 3.04m)

Modern gas fired boiler.

Outside

Front

Forecourt Parking

Rear

Rear Garden

Fully enclosed, southerly facing, well matured.

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

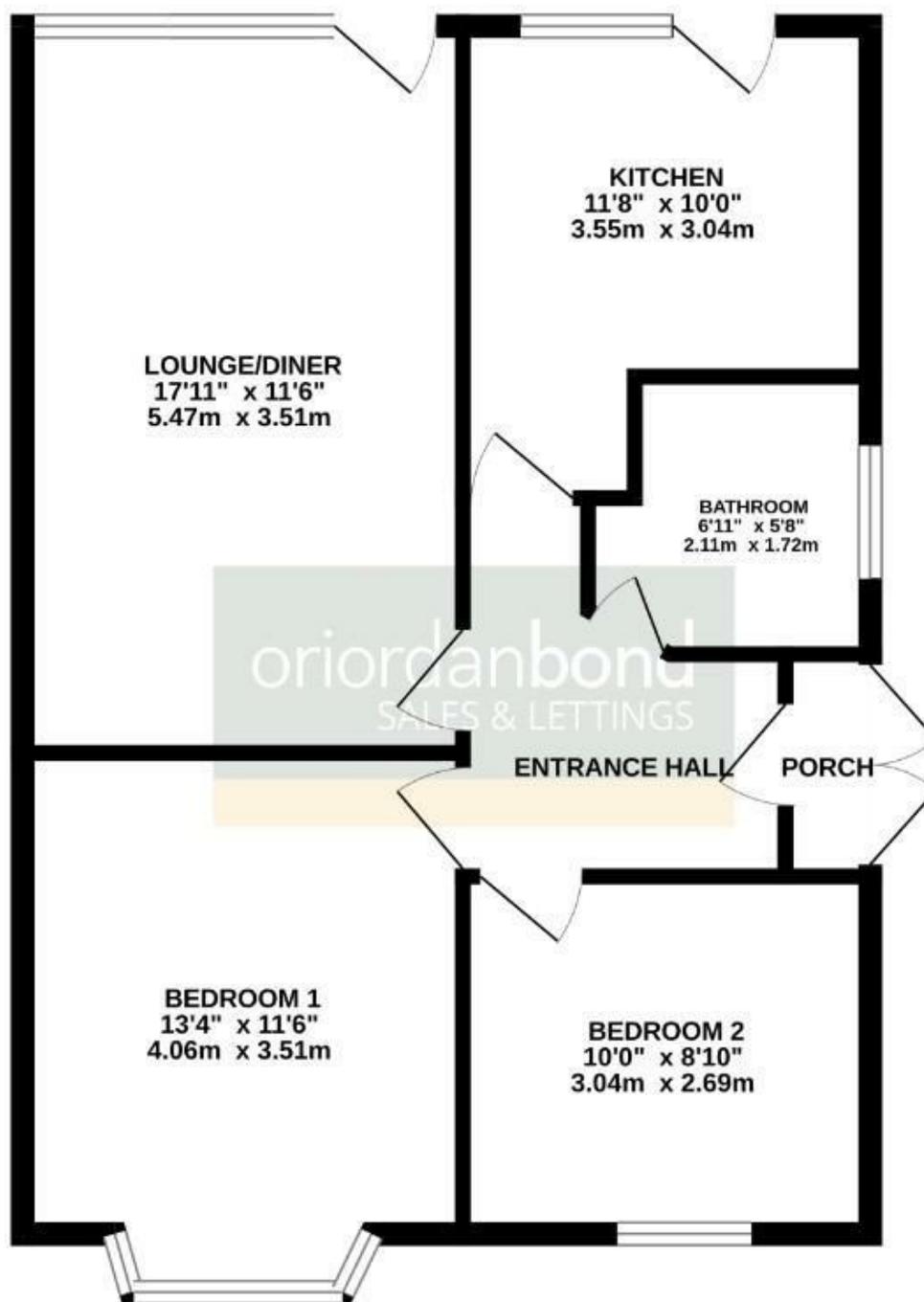
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 627 sq.ft. (58.3 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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