

Neville House, 67 Wellingborough Road,  
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**111 St. Margarets Avenue, Rushden  
Northamptonshire NN10 9PW**



**£144,950 Freehold**

We are pleased to bring to the market this established, extended, semi detached bungalow, with off road parking and good size, south facing rear garden, being situated in an established, sought after area of the town. An ideal first time or retirement purchase. Viewing is certainly recommended to appreciate the overall space provided and potential on offer.

The property benefits from off road parking to the fore, a shared driveway leading to further potential off road parking/garage space and also has potential, subject to planning permission, consents, etc., for rear access off Centaine Road. Clearly, this is something that cannot be guaranteed and would have to be looked into via the Local Authority - East Northants (01832 742000).

- Two bedrooms
- Lounge
- Utility hall
- PVC double glazing
- Off road parking
- Bathroom/w.c
- Kitchen
- Conservatory
- Gas radiator central heating
- Fully enclosed rear garden

#### Location

Situated on St Margarets Avenue, past the turning right into Greenfield Way and just before the turning left into Centaine Road. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

#### Council Tax Band

B

#### Energy Rating

To be advised.

#### Accommodation

##### Hall

##### Lounge 11'11" x 11'9" (3.63m x 3.59m)

Plus bay window



##### Kitchen 8'7" x 9'10" (2.61m x 3.00m)



##### Utility Hall 6'6" x 7'5" (1.98m x 2.26m)

##### Conservatory 7'6" x 14'7" (2.29m x 4.44m)

Maximum measurement

##### Bedroom 1 10'8" x 10'8" (3.25m x 3.26m)

Plus two built in wardrobes



##### Bedroom 2 8'11" x 9'10" (2.72m x 3.00m)

##### Bathroom

##### Additional Information

Mostly woodgrain PVC double glazing.

Gas radiator central heating - wall mounted gas fired boiler for central heating and hot water situated in kitchen.

Cavity wall and loft insulation.

Loft access in hallway - accessed via loft ladder.

##### Outside

##### Front

Front forecourt providing off road parking. Narrow shared driveway approach between numbers 109 and 111 St Margarets Avenue, through to rear.

##### Garage Space

Garage space is possible, subject to planning permission, relevant consents, etc., albeit accessed via a narrow shared driveway approach.

##### Rear Garden

Of a good overall size, being well established and fully enclosed.



##### Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 - We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. 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.



## Ground Floor

Approx. 66.9 sq. metres (719.8 sq. feet)



Total area: approx. 66.9 sq. metres (719.8 sq. feet)

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