

Neville House, 67 Wellingborough Road,  
Rushden, Northamptonshire, NN10 9YG  
T: 01933 316316  
E: sales@mike-neville.co.uk  
www.mike-neville.co.uk



**56 St. Margarets Avenue, Rushden  
Northamptonshire NN10 9YH**



**£139,950 (FREEHOLD)**

Offered for sale with no onward chain is this immaculate, yet dated, semi detached bungalow benefiting from PVC double glazing, gas radiator central heating with modern boiler, scope for off road parking (dropped kerb already in place) and large rear garden. The asking price reflects the modernisation required.

- Two double bedrooms
- Porch
- Lounge
- Kitchenette
- Front forecourt with scope for off road parking
- Shower room/w.c
- Hall
- Dining room
- PVC double glazing & gas radiator central heating
- Large, established, well kept rear garden

### Location

St Margarets Avenue is situated off Wellingborough Road and Whitefriars/Grangeway. On travelling up St Margarets Avenue the property can be found on the right-hand side, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

D

### Accommodation

#### Hall

#### Lounge 11'11" x 11'9" (3.63m x 3.57m)

Plus bay window



#### Dining Room 10'2" x 9'11" (3.09m x 3.02m)

Plus door recess



#### Kitchenette 3'11" x 10'4" (1.20m x 3.15m)

#### Bedroom 1 10'11" x 11'9" (3.32m x 3.57m)



#### Bedroom 2 8'11" x 9'11" (2.72m x 3.02m)



#### Shower Room/w.c

#### Additional Information

Loft access in hallway.

Wall mounted gas fired boiler for central heating and hot water within dining room.

#### Outside

##### Front

Front forecourt/front garden with scope for off road parking with dropped kerb already in place. Side gated access through to rear garden.

##### Rear Garden

Of a good size, particularly in depth, being well established and well kept.

#### 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. 56.4 sq. metres (607.0 sq. feet)



Total area: approx. 56.4 sq. metres (607.0 sq. feet)

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