



**15 Hall Avenue, Rushden  
Northamptonshire NN10 9ES  
£199,950 Freehold**

A simply superb, modernised, mature, bay fronted, semi detached home, situated in one of Rushden's most sought after, established, residential locations - backing onto Hall Park grounds. An immediate viewing is considered absolutely essential to avoid any form of disappointment. Offered for sale with no upward chain.

- Three bedrooms (master bedroom with bay, second double bedroom, third single bedroom)
- Lounge with bay window
- Gas radiator central heating & PVC double glazing
- Large driveway, front garden & large, enclosed rear garden
- Modern bathroom/w.c
- Separate dining room
- Garage space (subject to Planning Permission, Consents, etc)
- Ground floor cloakroom/w.c
- Modern fitted kitchen with fitted appliances
- Scope to extend to rear and side (subject to Planning Permission, Consents, etc)



**Location**  
Hall Avenue is a continuation of St Marys Avenue, with the property being found 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**  
E

**Accommodation**

**Ground Floor**

**Hall**

**Ground Floor Cloakroom/w.c**

**Lounge 12'5" x 11'9" (3.79m x 3.58m)**

**Dining Room 11'10" x 10'9" (3.60m x 3.28m)**

**Kitchen 10'0" x 6'3" (3.04m x 1.91m)**

Fitted appliances by way of stainless steel oven, hob with extractor hood over. Fridge. Freezer. Dishwasher. Plumbing for washing machine. Johnson & Starley wall mounted gas fired combination boiler for central heating and hot water.

**Landing**

**First Floor**

**Bedroom 1 11'11" x 12'10" (3.64m x 3.91m)**

**Bedroom 2 11'5" x 11'0" (3.48m x 3.36m)**

**Bedroom 3 8'2" x 6'3" (2.50m x 1.91m)**

**Bathroom/w.c**

**Landing**  
Loft access.

**Outside**

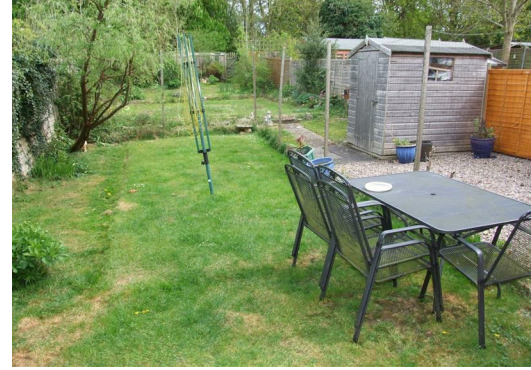
**Front Garden**

A pleasant area of lawned front garden with borders. Boundary wall to front.

**Driveway**

A fully gravelled driveway to the side of the property is provided, providing off road parking for several vehicles.





### **Garage Space/Scope To Extend**

A garage/extensions, if so required, could be constructed, subject to Planning Permission, Consents, etc.

### **Rear Garden**

The garden is very pleasant indeed and backing onto Hall Park grounds with gates leading out there to.

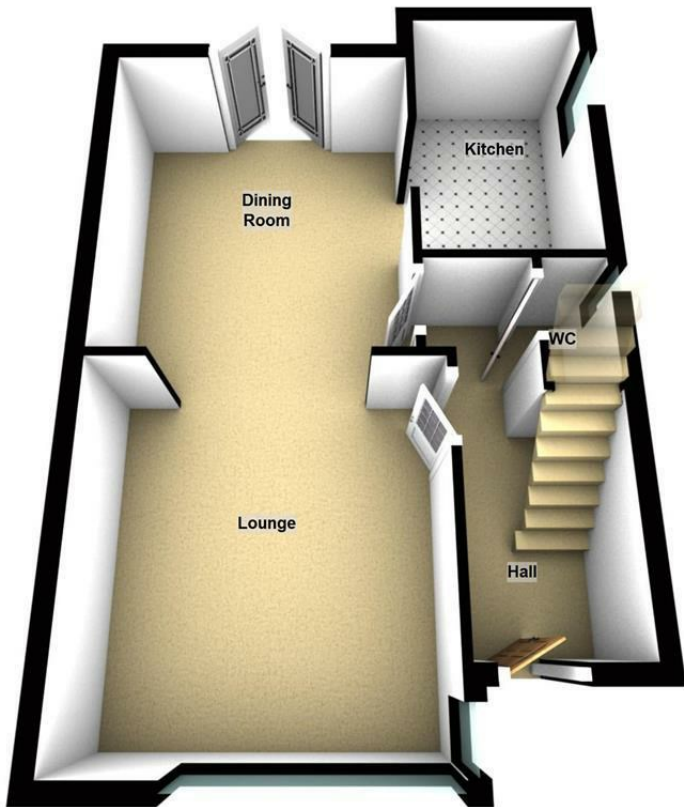
### **Disclaimer**

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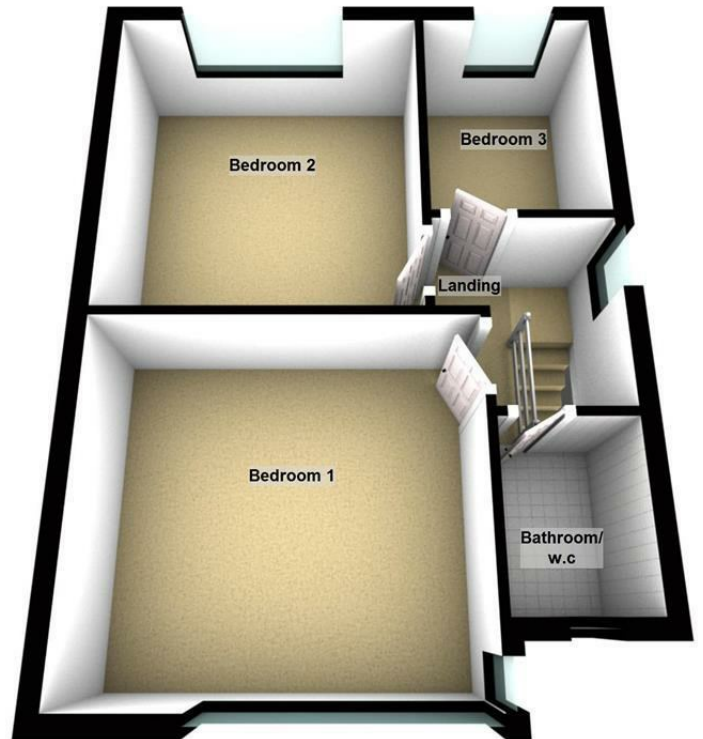
### Ground Floor

Approx. 39.0 sq. metres (419.7 sq. feet)



### First Floor

Approx. 37.8 sq. metres (407.1 sq. feet)



Total area: approx. 76.8 sq. metres (826.8 sq. feet)

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