



**37 St. Marys Avenue, Rushden
Northamptonshire NN10 9EP
Guide Price £300,000 Freehold**

Early announcement - coming soon - viewings from Tuesday 23rd June and onwards only - contact us to secure your viewing slot A highly sought after double bay fronted semi detached family home in a well respected residential location, having been modernised throughout during late 2022. Boasting three bedrooms, family bathroom, lounge, dining room, kitchen, ground floor cloakroom/WC, large conservatory, driveway with car port and a fully enclosed rear garden. (Previous planning permission exists for both side and rear extensions, should this be a possible requirement in the future). Close to Hall Park Grounds. NO ONWARD CHAIN. (Full marketing photographs available soon)

- No Onward Chain
- Ideal First Time Purchase or Family Home
- Large Conservatory
- Energy Efficiency Rating - D64
- Modern Kitchen
- Double Bay Fronted Semi
- Mature Rear Garden
- Viewing Advised
- Three Bedrooms
- Car Port and Off Road Parking



Location

St Marys Avenue is situated between Wellingborough Road and Hall Avenue, with the property being found a little way up St Marys Avenue on the left-hand side, as identified via our 'for sale' board. Viewing should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D64

Certificate number - 0261-2852-7426-9401-4935

Accommodation

Ground Floor

Porch

Hall

Ground Floor Cloakroom / WC

Lounge 10'11" x 12'4" (3.33 x 3.76)

Plus bay window.

Dining Room 12'0" x 10'2" (3.66 x 3.09)

Kitchen 15'0" x 7'4" (4.57 x 2.23)

Maximum measurement. Modern Main Eco Compact wall mounted gas fired boiler for central heating and hot water.

Conservatory 14'4" x 9'3" (4.36 x 2.81)

Maximum measurement. Of brick and PVC double glazed construction. Radiator. Power and light connected.

First Floor

Landing

Loft access.

Bedroom 1 12'0" x 9'9" (3.66 x 2.98)

Plus built in wardrobes to one wall.

Bedroom 2 10'11" x 10'3" (3.33 x 3.12)

Plus bay window.

Bedroom 3 7'9" x 7'5" (2.35 x 2.27)

Bathroom / WC

Plus small cupboard.

Outside

Front

Front garden and driveway approach.

Car Port

Access to rear garden.

Rear Garden

A fully enclosed mature rear garden.

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

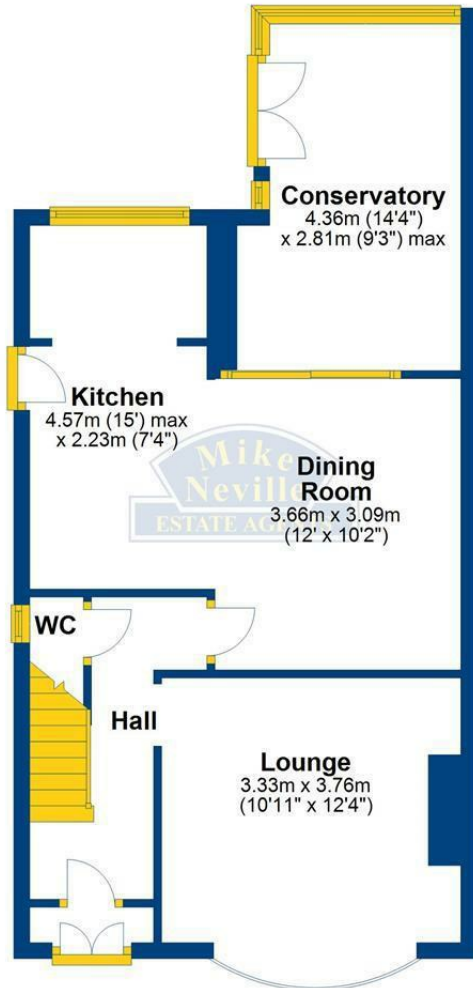
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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).

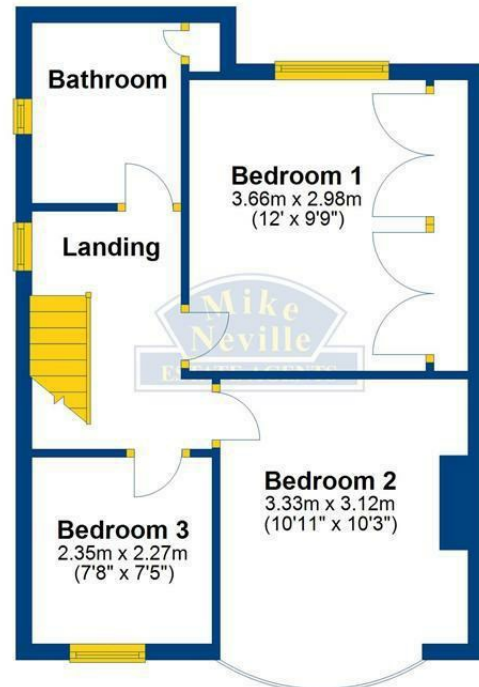
Ground Floor

Approx. 54.6 sq. metres (587.4 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.6 sq. feet)



Total area: approx. 95.5 sq. metres (1028.0 sq. feet)