



**26 Rose Avenue, Rushden
Northamptonshire NN10 9NU
Price £165,000 Freehold**

PRELIMINARY ANNOUNCEMENT - Floorplan and marketing photos available in next 24 hours

A two bedroom bungalow, sensibly priced to reflect the need for full modernisation throughout, offered for sale with no onward chain. Two double bedrooms, hall, bathroom, living room, kitchen. Double glazing, central heating, front forecourt, enclosed rear garden. Contact ourselves today to register your early interest.

- PRELIMINARY ANNOUNCEMENT
- Sensibly priced to reflect the need for full modernisation throughout
- Hall, bathroom, living room, kitchen
- EPC rating - D63
- Floorplan and marketing photos available in next 24 hours
- Offered for sale with no onward chain
- Double glazing, central heating, front forecourt
- Two bedroom bungalow
- Two double bedrooms
- Enclosed rear garden



Location

On Rose Avenue. 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 - D63

Certificate number - 8410-7426-7950-0005-7296

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).



The Property
Ombudsman



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