



**36 Upper Park Avenue, Rushden
Northants NN10 9NY
Price £250,000 Freehold**

Mike Neville Estate Agents are delighted to offer to the open market for sale this stunning two bedroom semi-detached bungalow with parking and a single garage. The property is finished to high standard throughout and is set in a popular residential area which is within walking distance to Rushden High Street and local amenities. The accommodation briefly comprises entrance hall, lounge, kitchen/breakfast room, two bedrooms, family bathroom, conservatory, gardens to both the front and rear, single garage and a driveway. Other benefits include uPVC double glazing and gas central heating.

*TENURE - FREEHOLD

*COUNCIL TAX BAND - B

- Two Double Bedrooms
- Modern Bathroom
- Single Garage
- EPC - Ordered
- Separate Lounge
- Conservatory
- Modernised Throughout
- Kitchen/Breakfast Room
- Parking For Multiple Vehicles
- Sought After Location



Location

Off Park Avenue, linking to Morris Avenue. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - EPC ordered

Certificate number - EPC ordered

Council Tax Band

B

Accommodation

Ground Floor

Entrance Hall

Lounge 12'4" x 11'11" (3.76m x 3.64m)

Kitchen/Breakfast Room 11'3" x 10'7" (3.45m x 3.24m)

Wall mounted gas fired Vaillant boiler. Electric oven. Gas hob. Extractor hood. Plumbing for washing machine.

Bedroom 1 11'4" x 10'5" (3.47m x 3.18m)

Bedroom 2 9'9" x 9'2" (2.99m x 2.80m)

Bathroom/WC 7'4" x 4'10" (2.26m x 1.48m)

Conservatory 16'9" x 11'4" max (5.12m x 3.46m max)

Outside

Front

Front Forecourt

Driveway

Garage

Rear Garden

Fully enclosed, well matured.

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.

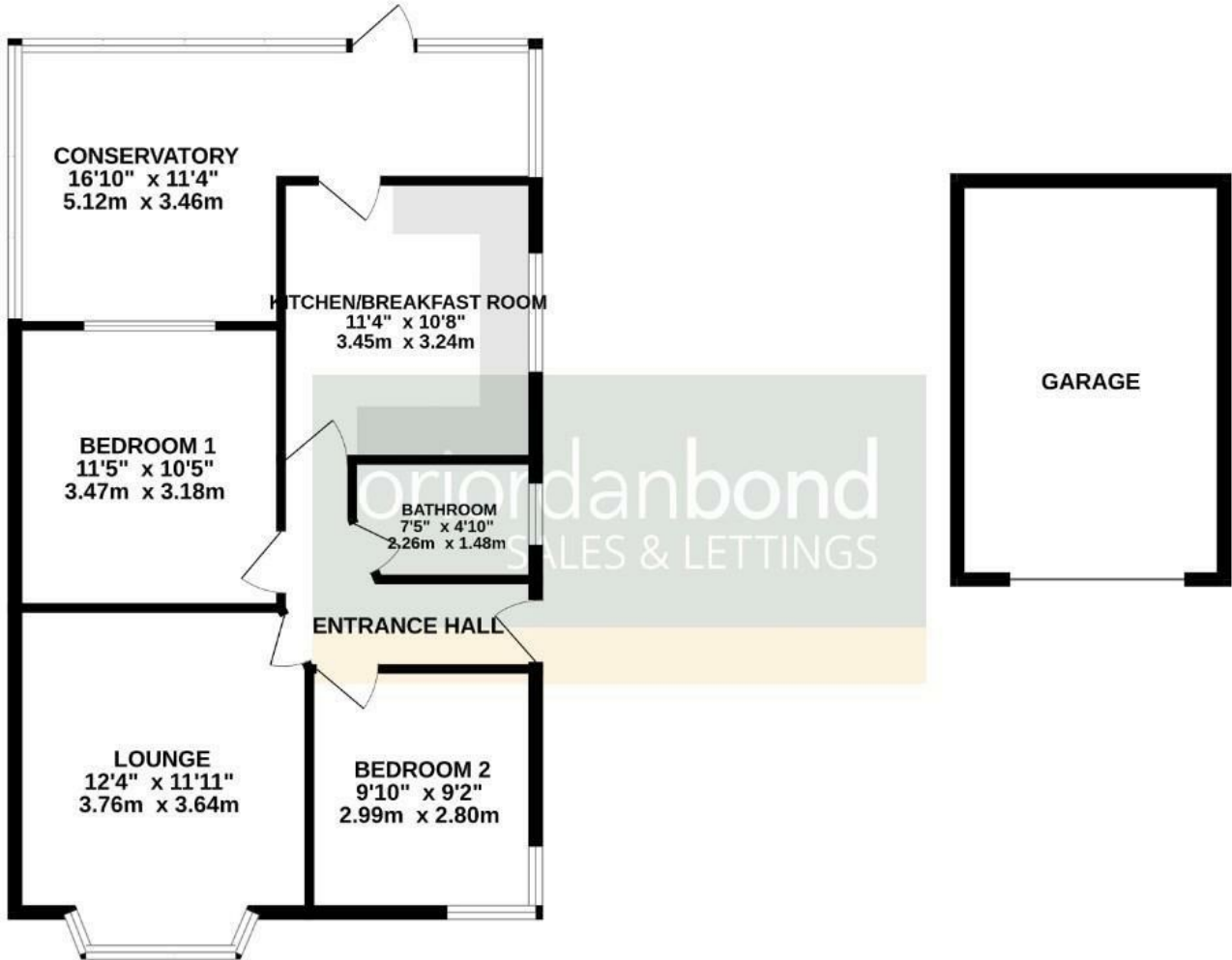
Money Laundering Regulations 2017

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
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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