Mike Neville
ESTATE AGENTS
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187 St. Margarets Avenue, Rushden
Northamptonshire NN10 9PN
Price £230,000 Freehold

A delightful, extended, semi-detached bungalow, situated in a popular part of this sought after avenue – an early viewing is highly recommended. The property comprises: Two good size double bedrooms, bathroom/WC, porch, hall, lounge with wood burner, kitchen and large conservatory addition. Benefitting from a loft space accessed via a loft ladder, being boarded with rear velux roof window, PVC double glazing, gas radiator central heating, oak flooring to most rooms, forecourt parking, shared driveway leading to a good size detached garage and a large, south facing rear garden.

- A delightful, extended, semi-detached bungalow
- Situated in a popular part of this sought after avenue
- An early viewing is highly recommended
- Two good size double bedrooms, bathroom/WC
- Porch, hall
- Lounge, kitchen and large conservatory addition
- Loft space accessed via a loft ladder, being boarded with rear velux roof window
- PVC double glazing, gas radiator central heating
- Forecourt parking, shared driveway leading to a good size detached garage and a large, south facing rear garden
- Energy Efficiency Rating - TBA - EPC ordered

Location
Close to the turning opposite into Morris 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 - TBA - EPC ordered

Certificate number - TBA - EPC ordered

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

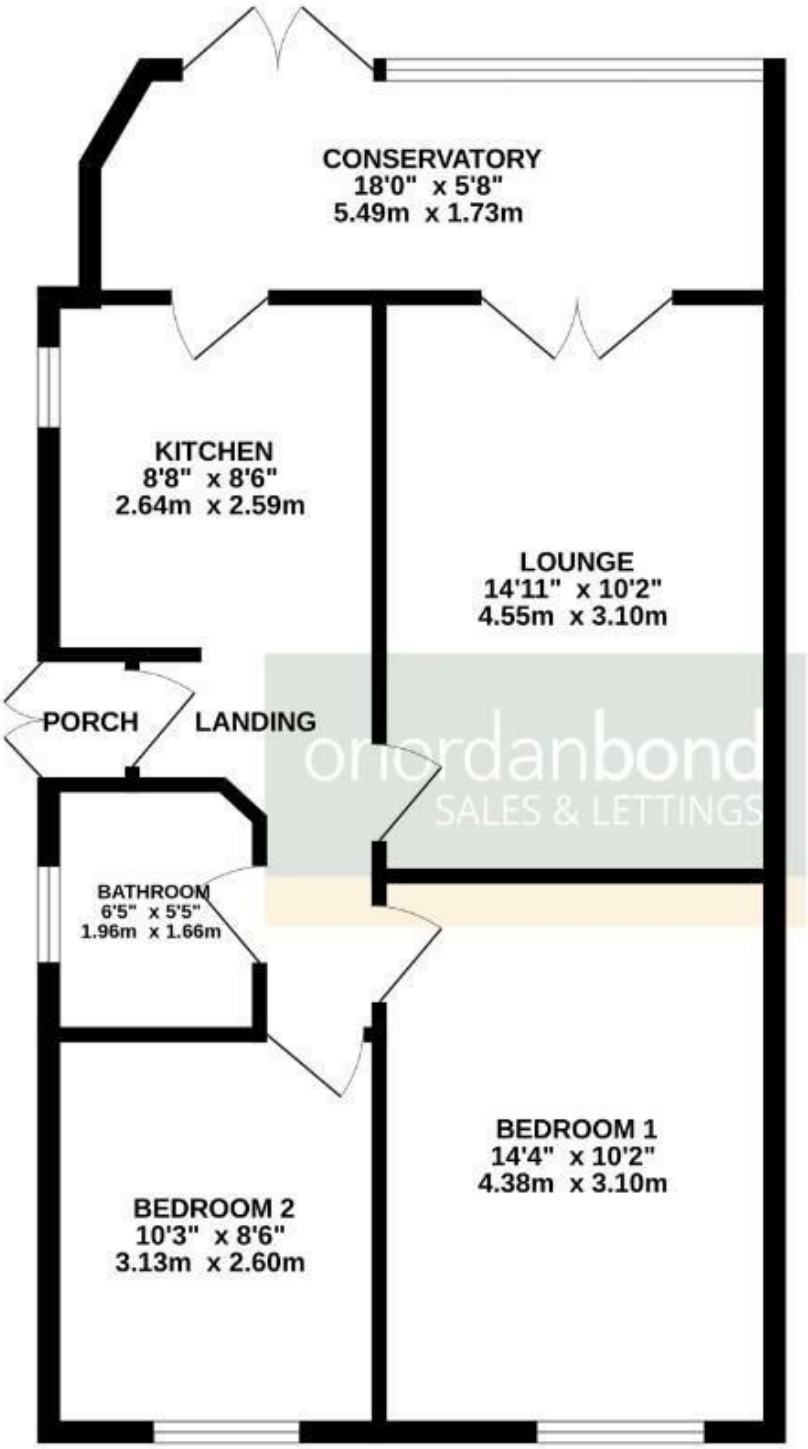
Disclaimer
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give 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).

ULTIMA
M64 NCJ

GROUND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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