

CHARLES ORLEBAR

Estate Agents & Auctioneers



14 St. Margarets Avenue, Rushden, NN10 9YH

Offers In Excess Of £270,000





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14 St. Margarets Avenue

Rushden, NN10 9YH

- 3 Bedrooms
- Garage
- Large garden
- Electric heating
- Offroad parking
- Kitchen/diner
- Sought after location
- Double glazed windows

Located on the popular St Margaret's Avenue in Rushden, this well-presented three bedroom semi-detached home offers spacious and versatile accommodation, ideal for families and commuters alike.

The property has been extended to the rear to create a bright and modern open-plan kitchen/dining area, providing an excellent space for everyday living and entertaining. The ground floor also benefits from a comfortable living room, while upstairs offers three well-proportioned bedrooms and a family bathroom.

Externally, the home enjoys a generous rear garden measuring approximately 100ft in length, offering plenty of space for outdoor dining, children's play or further landscaping potential. To the front and side there is off-road parking along with a single garage.

The property is currently fitted with electric heating, however gas is already connected to the property should a buyer wish to install a gas heating system.

St Margaret's Avenue is conveniently positioned within easy walking distance of Rushden High Street, providing a range of shops, cafés and local amenities. Rushden Lakes shopping and leisure complex is also close by. Excellent road links are available via the A6 and A45, offering straightforward access to Wellingborough, Bedford and Northampton. Wellingborough railway station is within easy reach, providing direct mainline services to London St Pancras International in under an hour.

An excellent opportunity to purchase a spacious home in a well-connected and sought-after location.



Porch

Hall

Living Room 10'11" x 11'3" (3.34m x 3.42m)

Kitchen/Dining Room 22'10" x 10'2" (6.95m x 3.11m)

Utility 10'8" x 6'6" (3.26m x 1.97m)

WC

Landing

Bathroom

Bedroom 1 10'11" x 10'6" (3.33m x 3.21m)

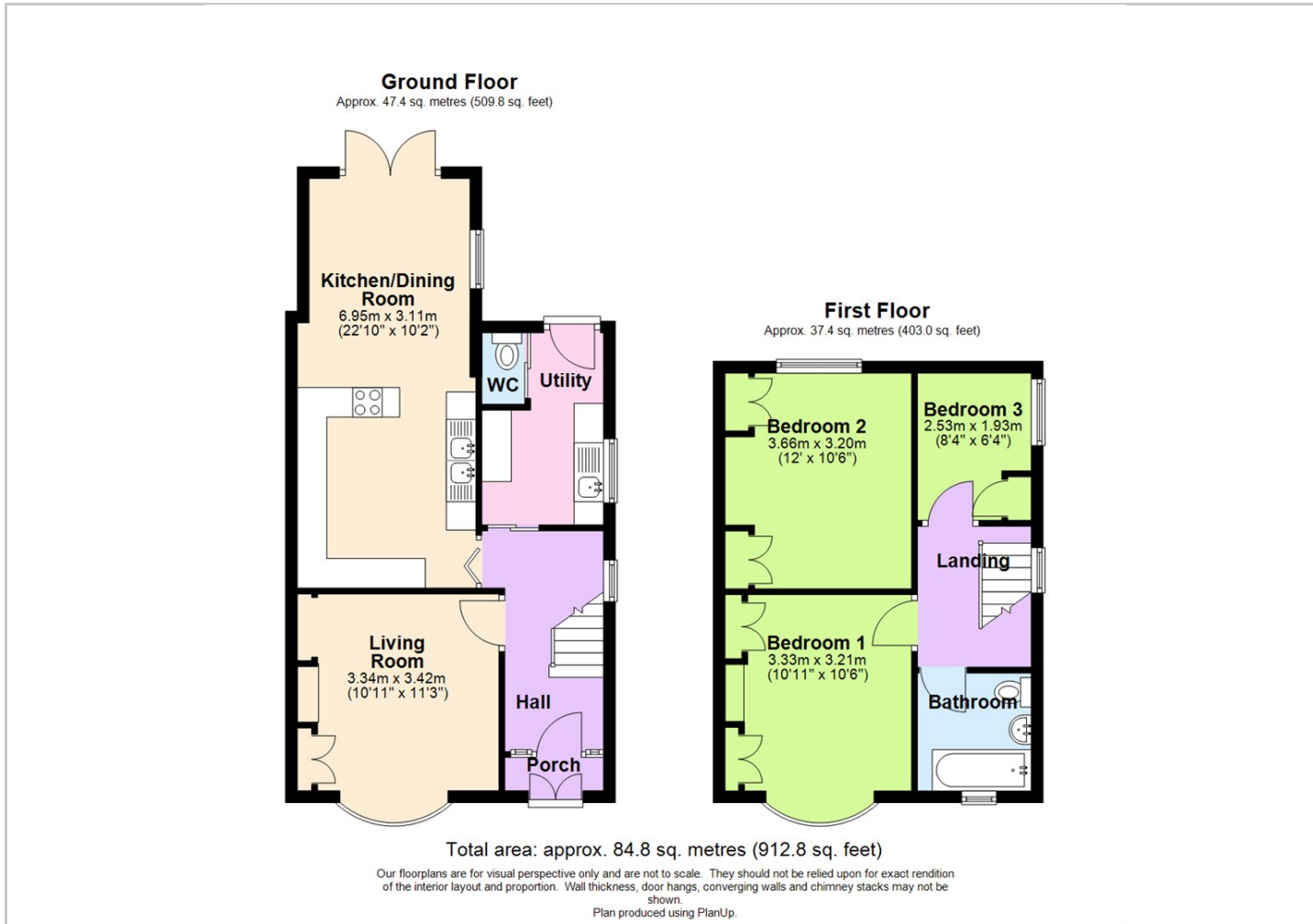
Bedroom 2 12'0" x 10'6" (3.66m x 3.20m)

Bedroom 3 8'4" x 6'4" (2.53m x 1.93m)

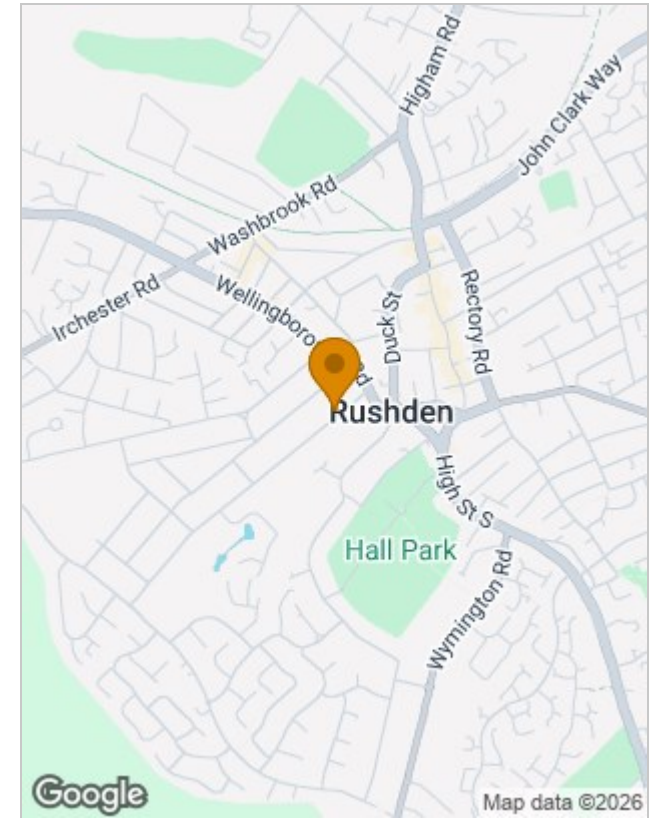




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: C
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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