



**40 Balmoral Avenue, Rushden
Northamptonshire NN10 0BJ
£205,000 Freehold**

Situated on a nice size plot and providing good improvement potential is this spacious ex-local authority terrace home, being offered for sale with no onward chain, requiring some updating to one's own taste. Owned by our vendor clients since 1978, lived in by them since 1954, until more recently, therefore "one owner from new". Externally, you will find a front garden with scope for parking (subject to permissions, dropped kerb etc) and a long, southerly facing rear garden with store and workshop. An early viewing is highly recommended - sensibly priced to sell.

- No onward Chain
- Three Good Size Bedrooms
- Kitchen
- Energy Efficiency Rating - C70
- Viewing Advised
- Lounge
- Gas Radiator Central Heating via Modern Boiler, Cavity Wall Insulation
- Sensibly Priced to Sell
- Dining Room
- PVC Double Glazing



Location

Balmoral Avenue can be found off Windsor Road and links through to Osborne Close and Gloucester Crescent. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - C70

Certificate number - 6910-8122-2009-0026-3296

Council Tax Band

A

Accommodation

Ground Floor

Hall

Lounge 14'2" x 13'0" (4.31m x 3.95m)

Maximum measurement, including bay.

Dining Room 11'1" x 9'5" (3.39m x 2.86m)

Kitchen 11'6" x 9'10" (3.50m x 2.99m)

Maximum measurement, plus pantry. Re-fitted/modernised, but with the need for further improvement.

First Floor

Landing

Access to insulated loft space. Airing cupboard housing an Ideal Logic wall mounted gas fired boiler, installed in 2013 approx. and having been regularly serviced.

Bedroom 1 12'2" x 11'4" (3.72m x 3.46m)

Minimum measurement, plus door recess.

Bedroom 2 11'6" x 10'8" (3.51m x 3.25m)

Minimum measurement, plus door recess.

Bedroom 3 8'3" x 7'11" (2.51m x 2.42m)

Minimum measurement, plus recess.

Bathroom / WC

Re-fitted/modernised, but with the need for further improvement.

Outside

Front

Externally, you will find a front garden with scope for parking (subject to permissions, dropped kerb etc).

Side gated access between number 40 and 42, through to the rear.

Rear

A long, southerly facing, fully enclosed rear garden.

Store

Workshop 8'6" x 6'0" (2.60m x 1.82m)

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

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).

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.

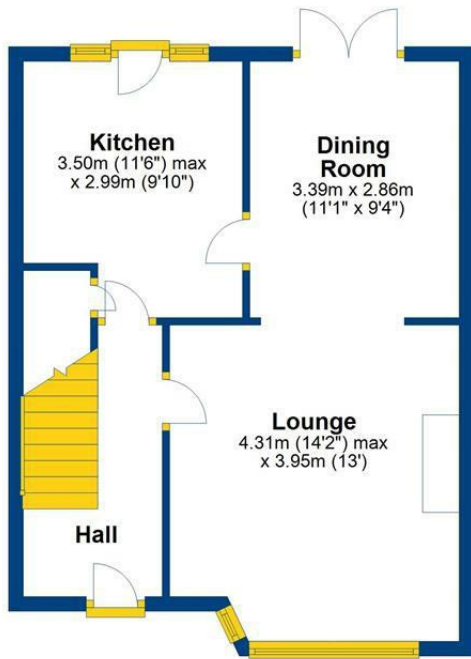
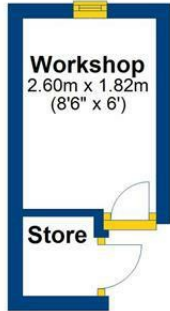
Disclaimer

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.



Ground Floor

Main area: approx. 44.9 sq. metres (483.8 sq. feet)
Plus outbuildings, approx. 5.9 sq. metres (63.5 sq. feet)



Main area: Approx. 88.8 sq. metres (956.0 sq. feet)
Plus outbuildings, approx. 5.9 sq. metres (63.5 sq. feet)

First Floor

Approx. 43.9 sq. metres (472.2 sq. feet)

