



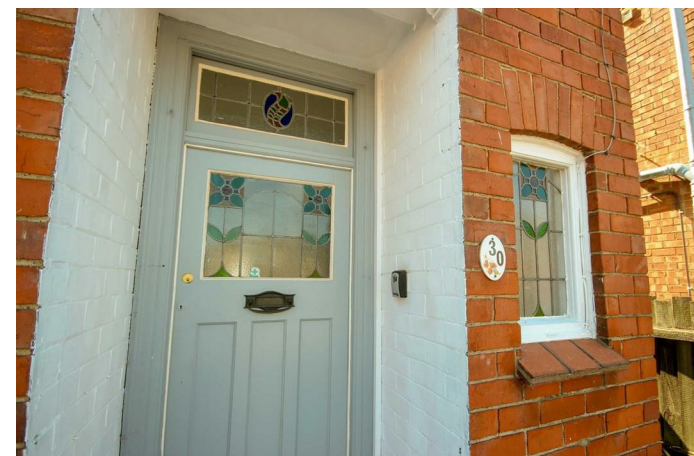
30 Upper Queen Street  
Rushden, Northamptonshire NN10 0BA



**Simpson & Weekley**



\*\*\*GUIDE PRICE £220,000-£230,000\*\*\* \*\*\*OPEN HOUSE SATURDAY 15TH JUNE\*\*\* \*\*\*PRE-BOOKED APPOINTMENTS ONLY\*\*\* Offered to the market with no upward chain is this fully refurbished, bay fronted semi-detached house. The property has been modernised throughout whilst still retaining some impressive original features such as the stained glass door and windows, picture rails, internal doors and fire places to name just a few. This family home now boasts a refitted bathroom, refitted kitchen, new flooring throughout and the addition of a ground floor cloakroom. There are also benefits of gas radiator central heating, double glazing and a generous rear garden. The accommodation in brief comprises entrance hall, living room, dining room, kitchen, rear entrance and cloakroom to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is a low maintenance front garden and an enclosed rear garden. The property is located within walking distance of parks, primary and secondary schooling, the High Street and a little further away the highly regarded Rushden Lakes retail and leisure complex. The A6 bypass and A45 are also within easy reach providing ideal routes via car to Wellingborough or Bedford where the local railway stations have direct links to the capital in under an hours journey. The property is currently rented out and the tenants are currently paying £950 per colander month. EPC Rating E. Council Tax Band A

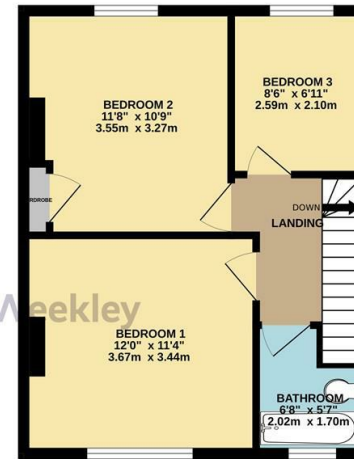


Offers In Excess Of £220,000

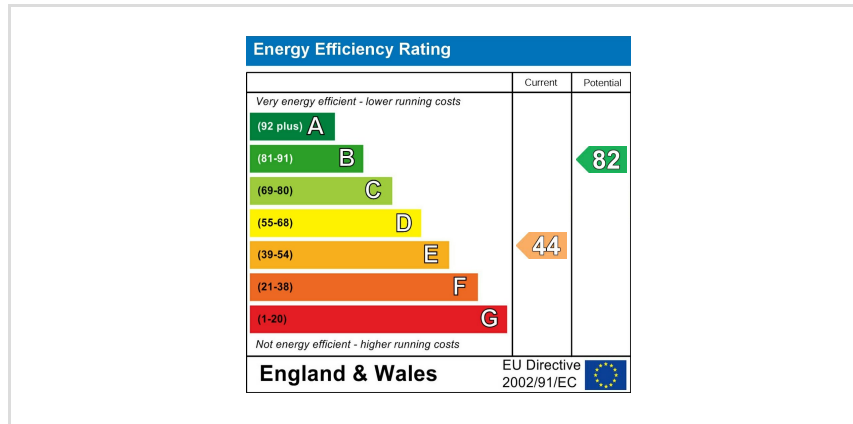


GROUND FLOOR  
435 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR  
399 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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