



60 St. Margarets Avenue  
Rushden, Northamptonshire NN10 9YH



**Simpson & Weekley**



**\*\*\*EXTENDED SEMI-DETACHED BUNGALOW\*\*\*** Simpson and Weekley are delighted to offer to the market this extended two bedroom semi-detached bungalow. Perfectly located along the always popular St. Margarets Avenue on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks and the always popular Rushden Lakes development. The home boasts ample living accommodation comprising in brief; lounge that opens into an extended dining room, conservatory, kitchen, a bay fronted master bedrooms, one further bedroom and a large family shower room. The bungalow also benefits from gas central heating and double glazing throughout. Externally there is a beautiful fully enclosed rear garden and off street parking to the front of the home, this has currently been blocked off by a few fence panels to make it a secure front garden. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band B

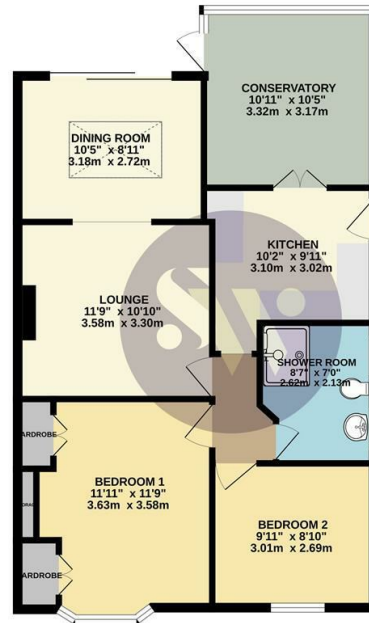


£240,000

 2  1  3



GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, windows, doors 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.  
Made with Housplan ©2023



### Energy Efficiency Rating

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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
&Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW