



94 Harborough Road
Rushden, Northamptonshire NN10 0LP



Simpson & Weekley

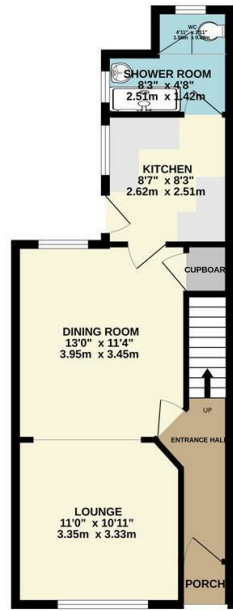
NO UPPER CHAIN Simpson and Weekley proudly offer to the market this large two-bedroom end terrace family home. Ideally located along the always popular Harborough Road on the edge of Rushden town centre and offering easy access to lots of amenities including shops, schools and the popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge, dining room, kitchen, shower room and WC downstairs. The first floor boasts a large master bedroom, a second double bedroom and a family bathroom. The top floor offers a loft room with eves storage. The home also benefits from gas central heating and double glazing. Extremely there is a courtyard front garden, a large rear garden which leads to private off-street parking to the rear of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band A



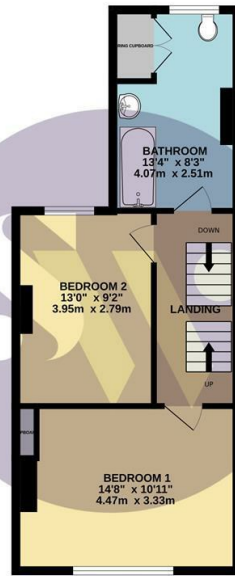
Offers In Excess Of £225,000



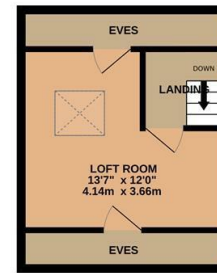
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
233 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 1141 sq.ft. (106.0 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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Energy Efficiency Rating

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



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