



15 Purvis Road

Rushden, Northamptonshire NN10 9QA



**Simpson & Weekley**



\*\*\*DETACHED CHARACTER HOME\*\*\* \*\*\*DETACHED DOUBLE GARAGE\*\*\* Simpson and Weekley are delighted to offer to the market this beautifully presented three-bedroom detached family home. The property is ideally located along the always popular Purvis Road on the edge of Rushden town centre and offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property is finished to a high standard throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway with original tiles floors, open plan lounge dining room, modern kitchen, conservatory and WC downstairs. The first floor boasts a large double aspect master bedroom, a second double bedroom, a third bedroom that is a single bedroom and a separate modern family bathroom. Externally there is a enclosed front garden, private driveway to the side of the property, a large private rear garden that offers further parking for several cars and a detached double garage with workshop to the rear of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating E, Council Tax Band C

£420,000



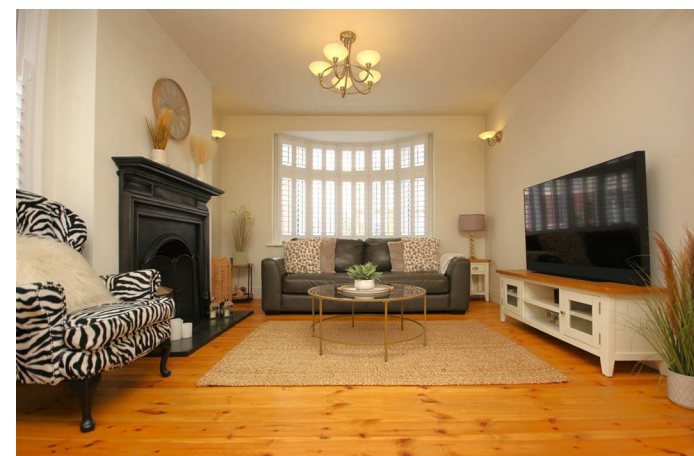
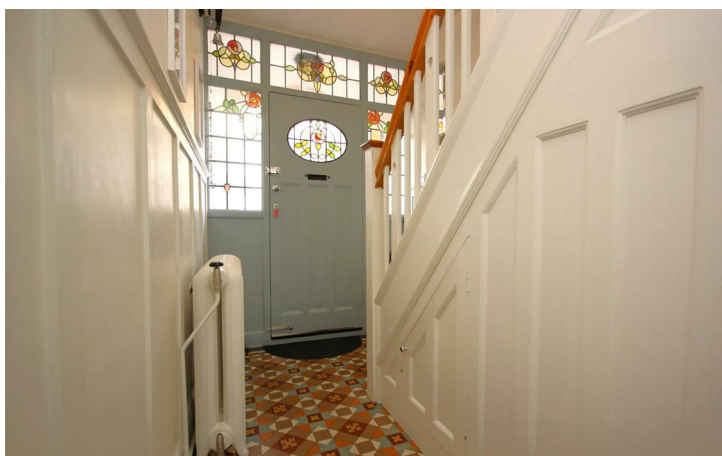
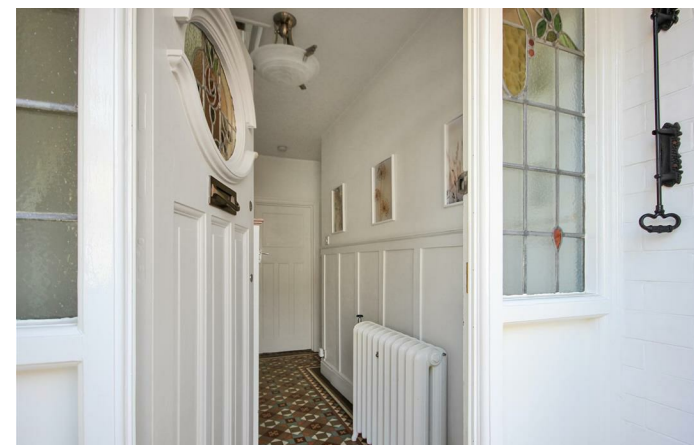
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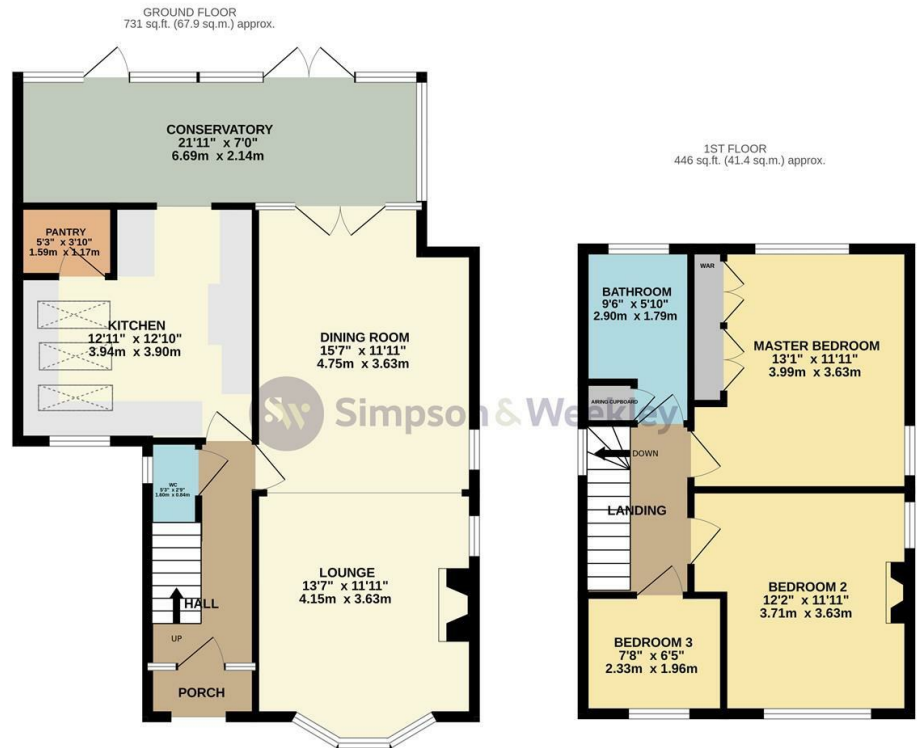


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(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	





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