



48 Tees Avenue
Rushden, NN10 0GZ



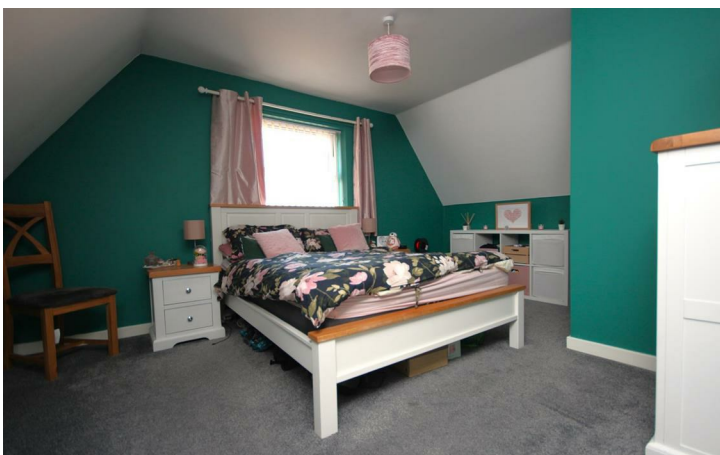
Simpson & Weekley

FOUR DOUBLE BEDROOMS ***GARAGE AND PARKING*** Simpson and Weekley are delighted to offer to the market this wonderful four-bedroom family home. Built by Bellway Home and ideally located on the edge of Rushden town centre, offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge diner, kitchen and WC downstairs. The first floor boasts three double bedrooms and a family bathroom. The top floor offers a large master bedroom suite with a wardrobe dressing area, an office area and a en-suite shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private garden to the rear of the home with a large patio seating area and Astroturf lawn. There is also a single garage and off street parking to the side of the home. An internal viewing is highly recommended to fully appreciate the size and space this family home has to offer. EPC Rating B, Council Tax Band D



Offers Over £280,000

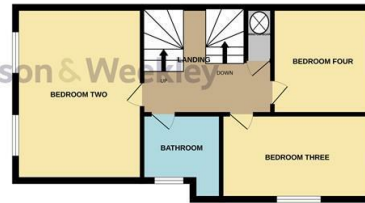
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2ND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.

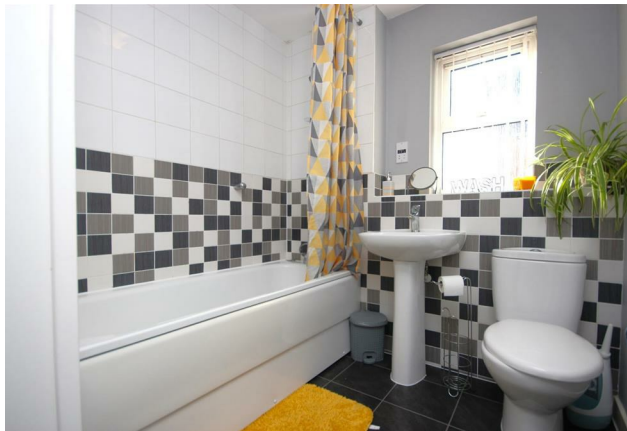


GROUND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 1446 sq.ft. (134.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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