



14 Albion Place

Rushden, Northamptonshire NN10 0RF



Simpson & Weekley

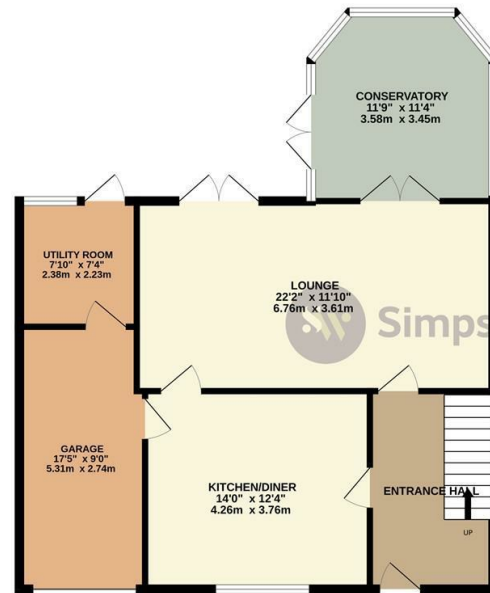
NON ESTATE ***TOWN CENTRE LOCATION*** Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom detached family home. Ideally located on the edge of Rushden town centre, on a peaceful cul-de-sac and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner, a modern re-fitted kitchen diner, utility room and a conservatory downstairs. The first floor boasts three large bedrooms and a modern re-fitted family bathroom with roll top bath and double walk in shower. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden, a front garden, ample off street parking for several cars and a single garage to the front of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band D



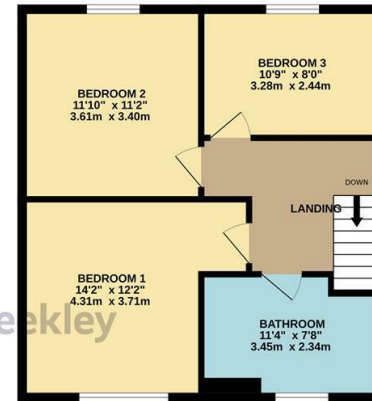
£349,950



GROUND FLOOR
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1378 sq.ft. (128.1 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.
Made with Metropix C2023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(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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