



48A Park Road

Rushden, Northamptonshire NN10 0RG



Simpson & Weekley

NEW INSTRUCTION ***NO UPPER CHAIN*** ***GARAGE*** Simpson & Weekley Lettings are delighted to offer this self contained first floor flat in a convenient location close to the town centre and local amenities including shops, schools and the always popular Rushden Lakes development. The accommodation briefly comprises of entrance hall with stairs leading to an open plan lounge and modern fitted kitchen, one double bedroom and a spacious bathroom with white suite and shower over the bath. Further benefits include neutral decoration throughout, double glazing and gas radiator central heating. Externally there is a large single garage to the rear of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band A

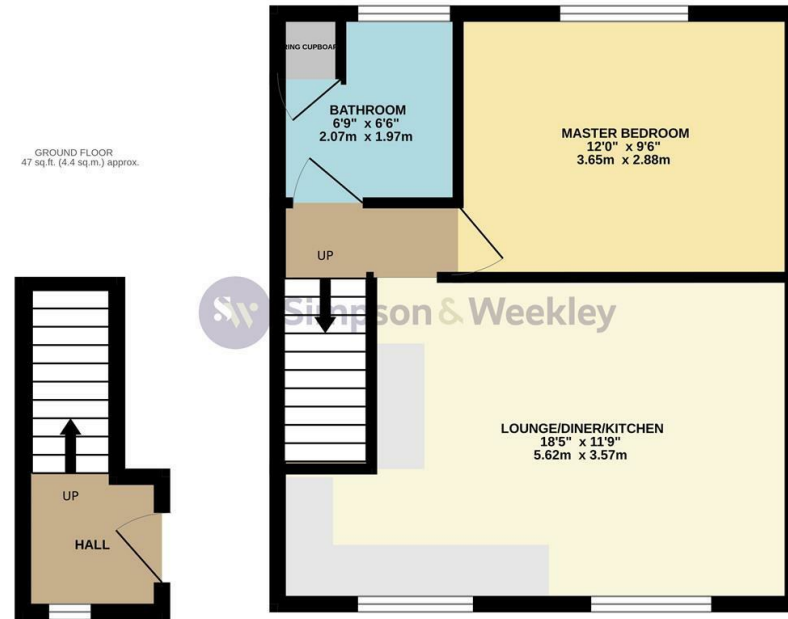


£119,995



FIRST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

GROUND FLOOR
47 sq.ft. (4.4 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq.ft. (40.7 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 ©2023



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(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	



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

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

30 High Street, Rushden, Northants, NN10 0PW