



1 Woburn Court  
Rushden, NN10 9HL



**Simpson & Weekley**

Semi Detached House with adjoining Building Plot in a sought after location! This impressive, well maintained family home has been modernised throughout over recent years to now boast a refitted shower room, refitted cloakroom, refitted kitchen/dining room and the addition of a conservatory/sun room. There is planning permission for a detached bungalow to be built to the side of the house which would still leave a rear garden for the house. The property has been double glazed throughout and benefits from off road parking and a garage to the rear of the garden and a dropped curb providing potential for further parking to the front of the property. The accommodation in brief comprises entrance hall, cloakroom, living room with sliding door to a stunning refitted kitchen open plan to the dining room which further leads to the conservatory/family room and a utility to the ground floor. To the first floor there are three bedrooms and a refitted shower room. Set on a cul-de-sac corner plot this property is situated within walking distance of the award winning Hall Park, shops, schools and open fields. A fantastic family home with a large garden or building plot to develop or sell on! EPC Rating D, Council Tax Band B



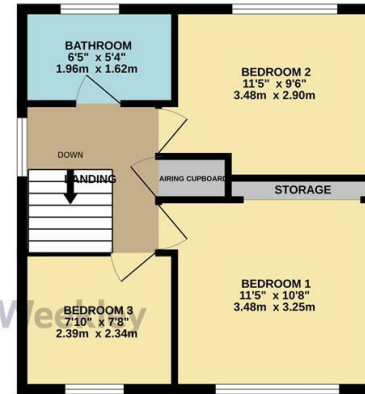
Offers Over £294,000



GROUND FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	<b>78</b>
(39-54) <b>E</b>		
(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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