



77 Oaks Drive
Rushden, NN10 8EY



Simpson & Weekley

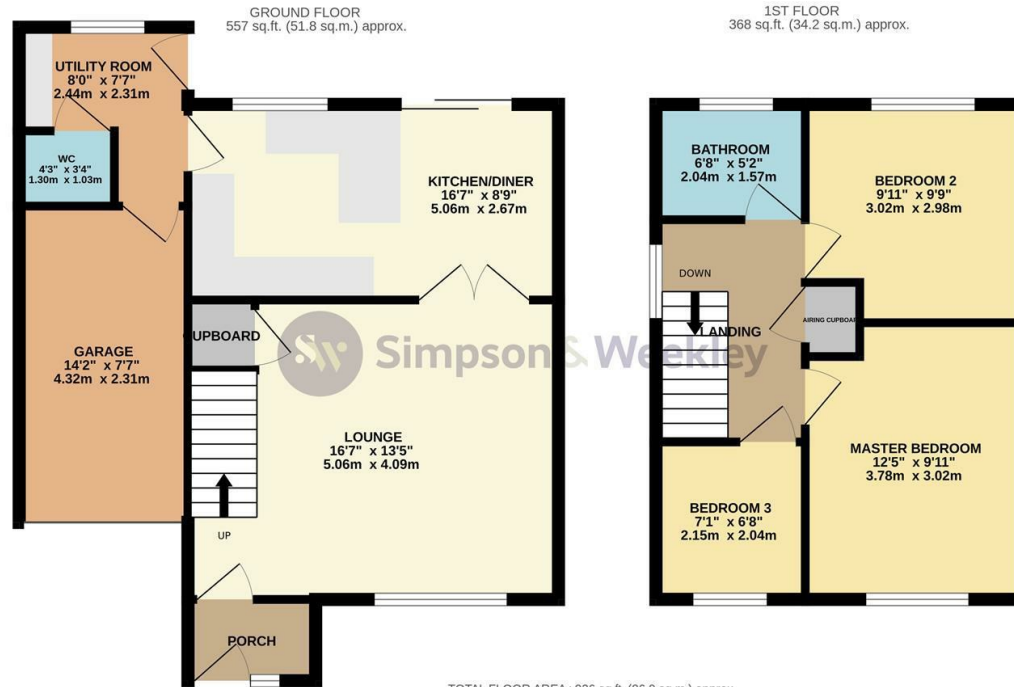
*****DON'T MISS OUT***** Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom, semi-detached family home. Ideally located on the edge of the popular historical market town of Higham Ferrers. The home offers easy access to lots of local amenities including shops, schools, and the always popular Rushden Lakes development. The property is very well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance porch, a large lounge, kitchen diner, WC and utility room downstairs. The first floor boasts two double bedrooms, a single third bedroom and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private fully enclosed garden to the rear of the home. To the front of the property is a front garden, private driveway and a single garage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band B



£269,995

 3  2  2





TOTAL FLOOR AREA: 926 sq.ft. (86.0 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		84
(69-80) C	71	
(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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