



19 Pratt Road  
Rushden, NN10 0EQ

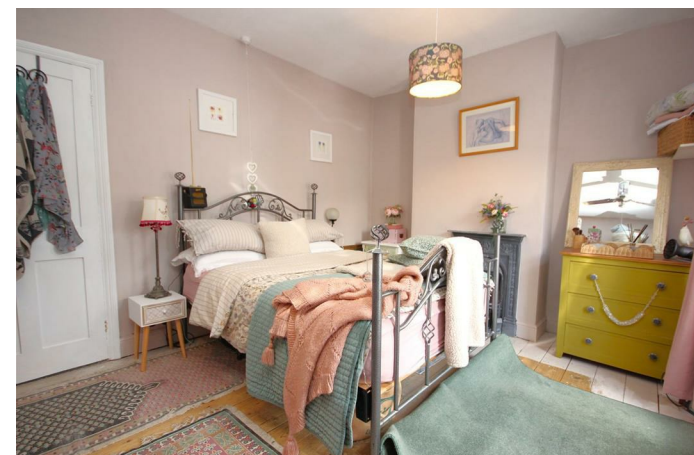


Simpson & Weekley

\*\*\*SIMPLY PERFECT\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful two-bedroom, bay fronted terrace house. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is very well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, dining room and kitchen downstairs. The first floor offers two double bedrooms and a four piece family bathroom. The property also benefits from gas central heating which was installed by British Gas less than 5 years ago, a Hive system and double glazing throughout. Externally there is a fully enclosed garden with a timber built outbuilding/office to the rear of the property. To the front of the home is a small courtyard front garden. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band A

£194,995

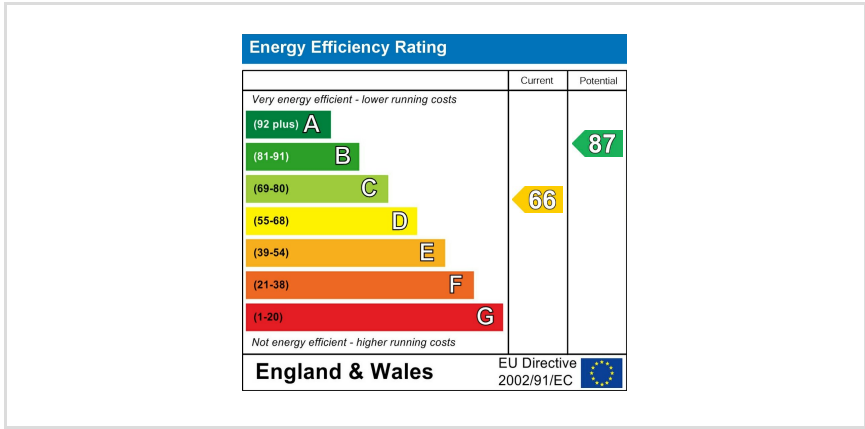
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TOTAL FLOOR AREA: 929 sq.ft. (86.3 sq.m.) approx.

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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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