



148 Avenue Road
Rushden, NN10 0SW



Simpson & Weekley

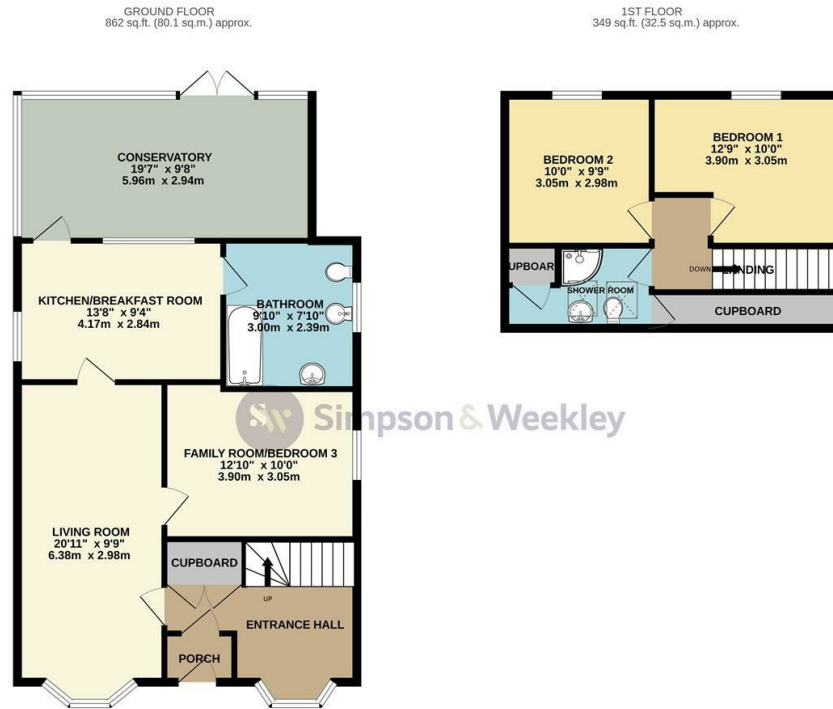
VIEWS OVER OPEN COUNTRYSIDE Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom detached dormer bungalow. Ideally located along the highly sought after Avenue Road on the south side of Rushden and offering easy access to lots of local amenities including shops, schools, open countryside and the always popular Rushden Lakes development. The property is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner, kitchen breakfast room, conservatory, a third bedroom that could also be used as a dining room or study downstairs. The first floor offers two double bedrooms that both benefit from amazing views over open countryside to the rear of the home. There is also a re-fitted shower room upstairs. The home also benefits from gas central heating and double glazing throughout. Externally there is a private driveway to the front of the property for several cars, a single garage and carport to the side of the home, and a large fully enclosed private rear garden to the rear. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band C



£425,000

3 2 2





TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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 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		
(69-80) C		
(55-68) D	55	
(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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