



62 Park Road

Rushden, Northamptonshire NN10 0LH



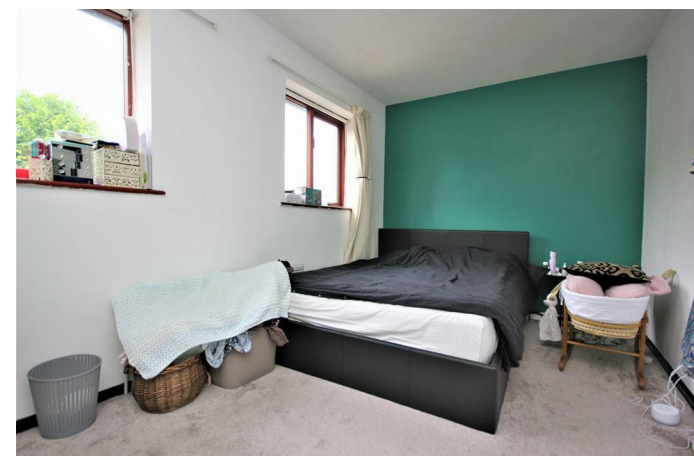
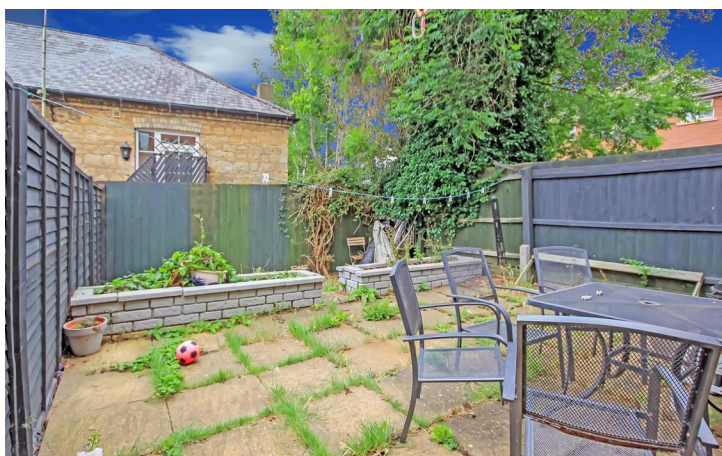
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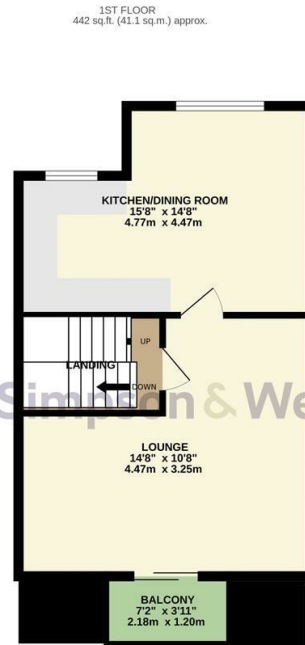
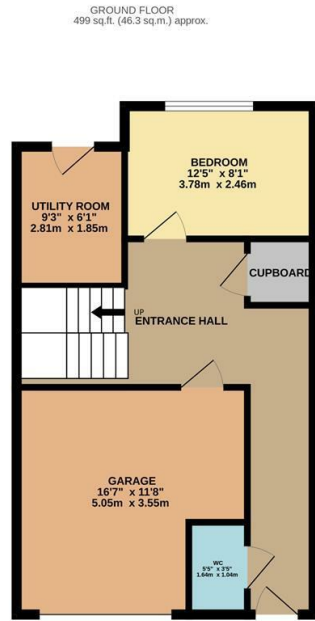
Situated within walking distance of the High Street and easy access to the A6 is this four bedroom residence with generous living accommodation set over three floors. The property benefits from gas radiator central heating, an open plan recently L-shaped kitchen/dining room, a balcony, off road parking, a garage and a ground floor cloakroom. The accommodation in brief comprises entrance hall, cloakroom, double bedroom and utility room to the ground floor. To the first floor there is a living room with a balcony and a kitchen/dining room and to the second floor there are three further bedrooms and a family bathroom. Externally there is a low maintenance, enclosed rear garden and a front garden with off road parking leading to an integral garage. EPC Rating D, Council Tax Band A



Asking Price £245,000

4 1 2





TOTAL FLOOR AREA : 1382 sq.ft. (128.4 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	77
	EU Directive 2002/91/EC	



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rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW