



15 Clarence Court
Rushden, NN10 9HN



Simpson & Weekley

CUL-DE-SAC LOCATION Simpson and Weekley are delighted to offer tot he market this wonderful three bedroom detached bungalow. Ideally located on a peaceful cul-de-sac 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 well presented throughout and offers ample living accommodation comprising in brief; entrance porch, inner hallway, lounge diner, conservatory, modern re-fitted kitchen and shower room, three bedrooms and a small utility room. The home also benefits from gas central heating and double glazing throughout. Externally there is a private rear garden to the rear of the property, a landscaped front garden, a single garage and driveway to the front of the property. The home is also offered tot he market with no upper chain. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band C

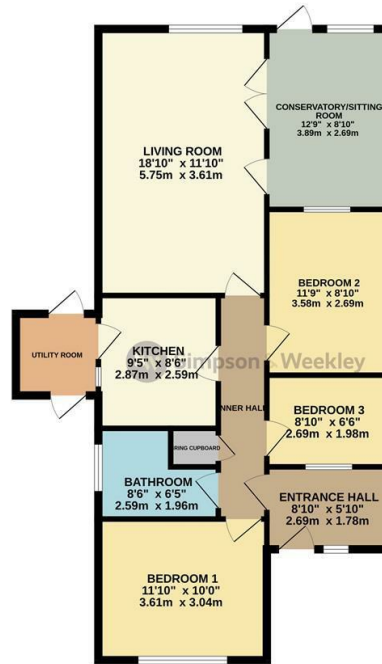


£270,000

 3  1  2



GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 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.
 Made with Metreplan 10/04



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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