# 44 Rectory Road
Rushden, NN10 0AD
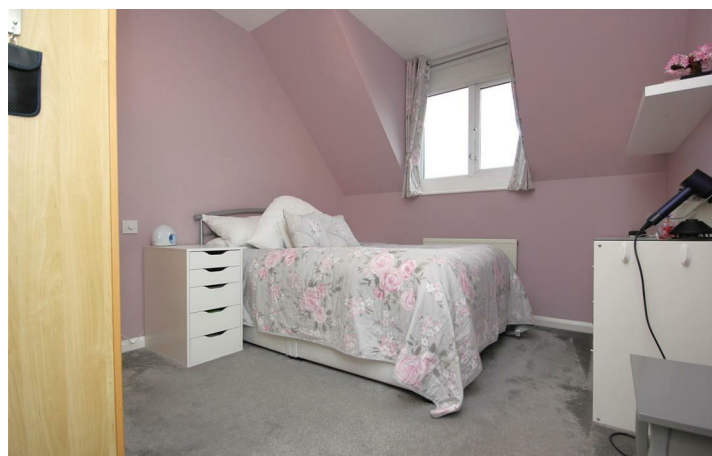
## Simpson & Weekley

***TOWN CENTRE LOCATION*** Simpson and Weekley proudly offer to the market this very well presented two bedroom second floor apartment. The property is ideally located in the heart of Rushden town centre and offers easy access to lots of local amenities including shops, parks, schools, and the always popular Rushden Lakes development. The property is very well presented throughout and offers ample living accommodation comprising in brier; entrance hallway, Lounge diner, re-fitted kitchen, two separate bedrooms and a re-fitted shower room. The property also benefits from double glazing and gas central heating. Externally there is one allocated parking space and a further visitors parking pass. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band A
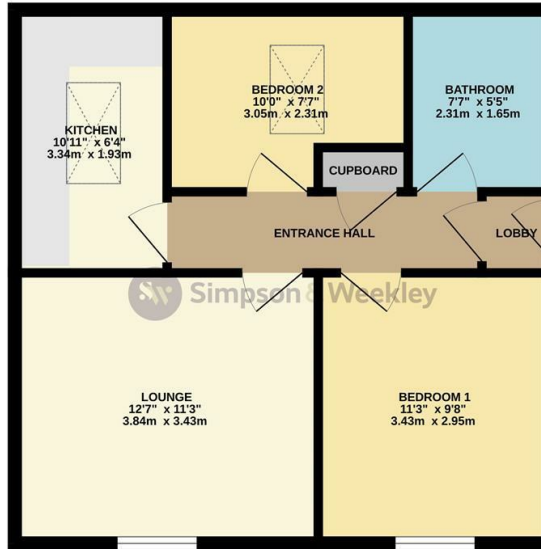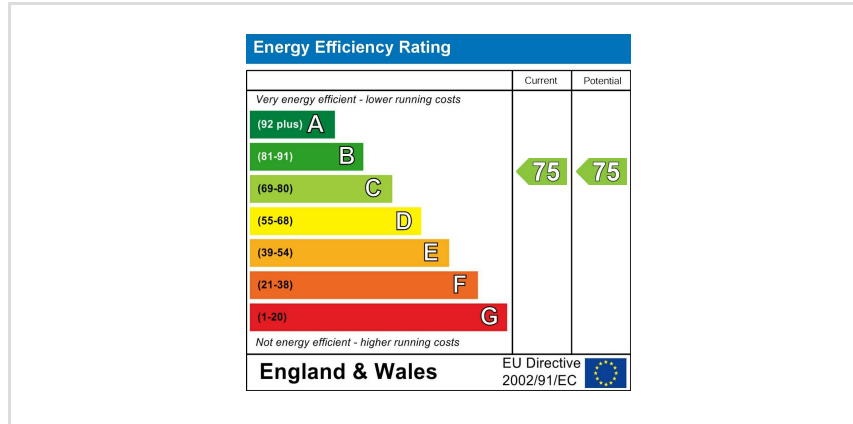
£115,000

🛏 2     🛁 1     🛋 1

## GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.

**KITCHEN**
10'11" x 6'4"
3.34m x 1.93m

**BEDROOM 2**
10'0" x 7'7"
3.05m x 2.31m

**BATHROOM**
7'7" x 5'5"
2.31m x 1.65m

**CUPBOARD**

**ENTRANCE HALL**

**LOBBY**

**LOUNGE**
12'7" x 11'3"
3.84m x 3.43m

**BEDROOM 1**
11'3" x 9'8"
3.43m x 2.95m

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TOTAL FLOOR AREA : 495 sq.ft. (46.0 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** | | |
| (69-80) **C** | 75 | 75 |
| (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

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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01933 418917

rushden@simpsonandweekley.co.uk

https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW