



23 Willmott Road
Rushden, NN10 0YU

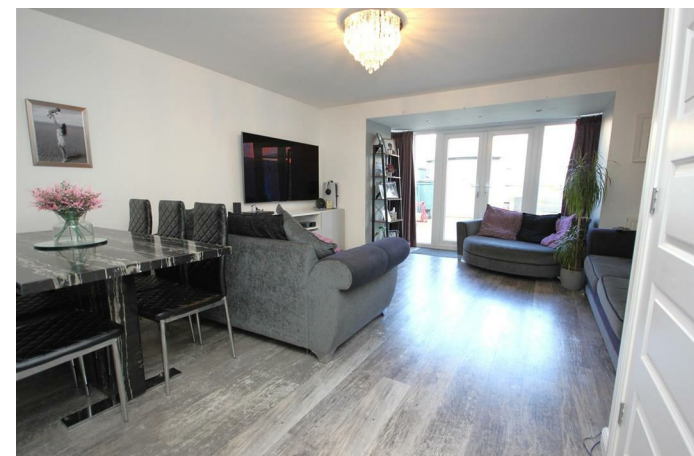


Simpson & Weekley

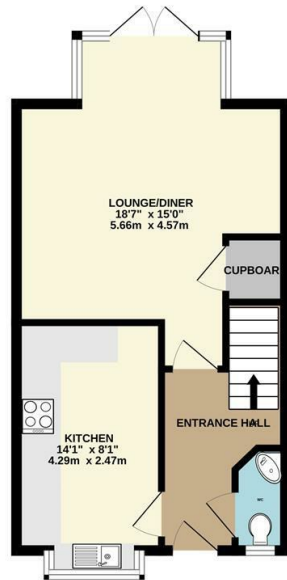
MODERN TOWNHOUSE Simpson and Weekley are delighted to offer to the market this very well presented four-bedroom family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, large lounge diner, kitchen breakfast room and WC downstairs. The first floor offers three bedrooms and a family bathroom. The top floor is taken up by a large master suite with walk in wardrobe and en-suite shower room. The property also benefits from gas central heating and double glazing throughout. Externally there is a landscaped garden to the rear of the property and off street parking for two cars to the front of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating B, Council Tax Band D

£290,000

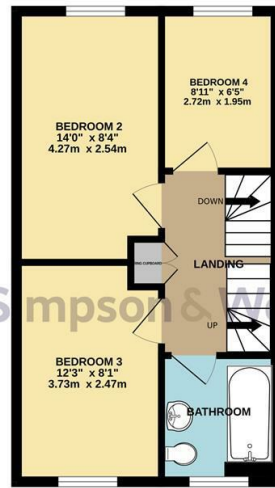
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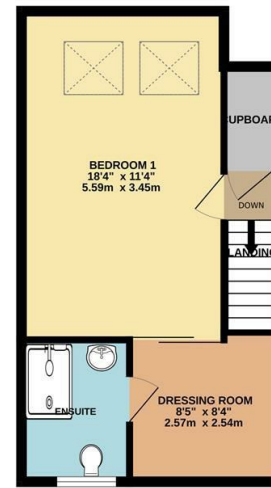
GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 1160 sq.ft. (107.8 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	



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