



142a Westfield Avenue  
Rushden, Northants NN10 9RB



**Simpson & Weekley**



BRAND NEW! Located on the edge of Rushden are these two brand new semi-detached houses. Built with a more traditional brick and block construction, these properties each come with a 10 year NHBC warranty and benefit from air source heat pumps. There are LED downlighters, chrome sockets and light switches throughout, the bathroom is fully tiles and the high standard these homes are finished to is most evident in the stunning fitted kitchen/dining room which showcases quartz work tops including a breakfast bar, integrated appliances such as two side-by-side ovens, ceramic hob with black extractor over, washer/dryer, fridge/freezer and dishwasher. The accommodation in brief comprises entrance hall, cloakroom, bay fronted living room and open plan kitchen/dining room with French doors to the garden to the ground floor. To the first floor there are three rooms each designed with plywood inset so that televisions can be mounted on the walls securely and a family bathroom. Externally the property benefits from a side garden wrapping around to a rear courtyard and a front garden mainly laid to block paving. A chance to purchase a brand new property built to a rarely seen high standard with no expense spared and a strong consideration to being energy efficient. EPC Rating New Build Rating Not Set Yet. Council Tax Band New Build Rating Not Set Yet

£250,000



3



2



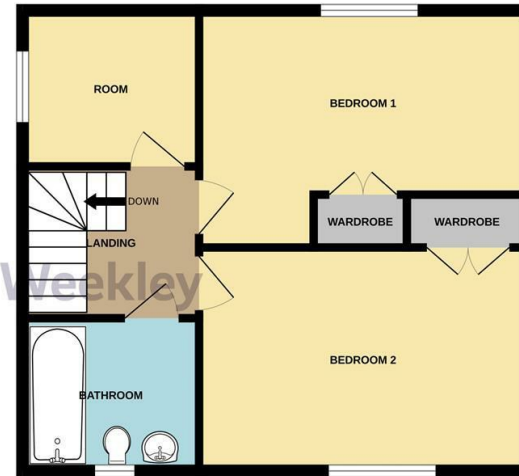
2



GROUND FLOOR  
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1009 sq.ft. (93.8 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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