



30 Vicarage Road
Rushden, NN10 0BF

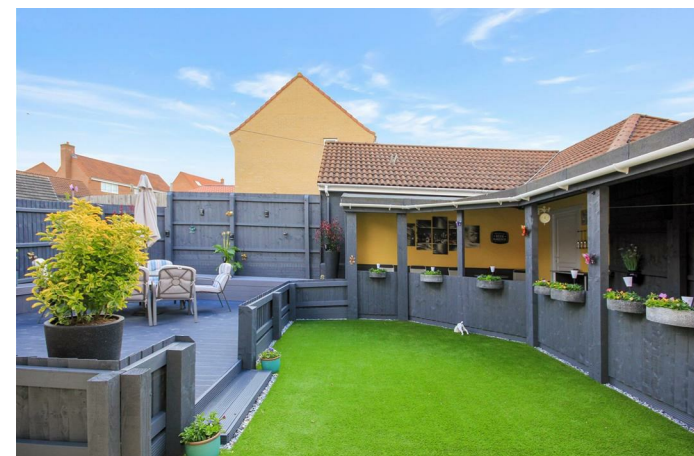


Simpson & Weekley

*****FIVE DOUBLE BEDROOMS*** ***DETACHED DOUBLE GARAGE***** Simpson and Weekley are delighted to offer to the market this wonderful five-bedroom detached family home. Ideally located on the popular Vicarage Road on the edge of Rushden town centre. The property offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home has been greatly improved by the current owners and boasts living accommodation set over three floors and comprising in brief; entrance hallway, lounge dining room, a brand new kitchen, utility room and WC downstairs. The first floor boasts a large master bedroom with en-suite, there are two further double bedrooms and a family bathroom on the first floor. The top floor boasts two further double bedrooms and a new shower room. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully landscaped private rear garden with a large covered seating area and a decked patio seating area, to the side of the property is a detached double garage with a private driveway for several cars, there is also a landscaped small front garden. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band E

£435,000

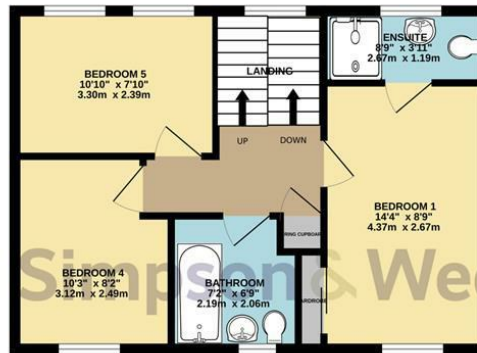
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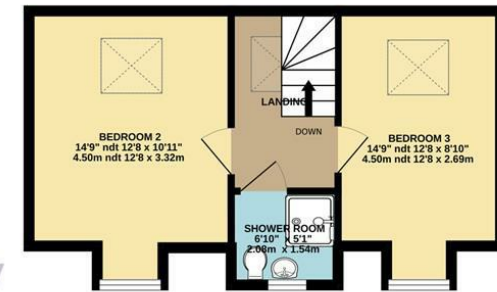
GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
462 sq.ft. (43.0 sq.m.) approx.



2ND FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 1405 sq.ft. (130.5 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	EU Directive 2002/91/EC	

Current rating: **77** (Green arrow pointing to B)

Potential rating: **87** (Green arrow pointing to A)



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**.



**Simpson
&Weekley**

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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW