



3 Orchard Close
Rushden, NN10 6RW



Simpson & Weekley

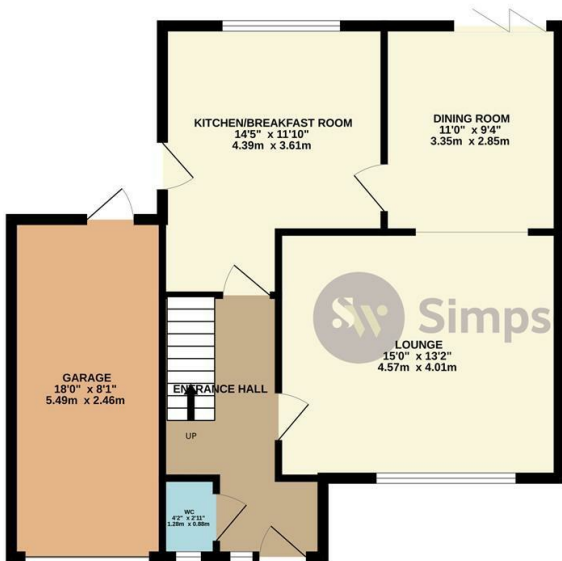
PEACEFUL LIVING ***CUL-DE-SAC LOCATION*** Simpson and Weekley are delighted to offer to the market this wonderful four bedroom detached family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, kitchen breakfast room and WC downstairs. The first floor offers three large double bedrooms, a single fourth bedroom and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden, a front garden, a single garage and private driveway tot he front of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band D



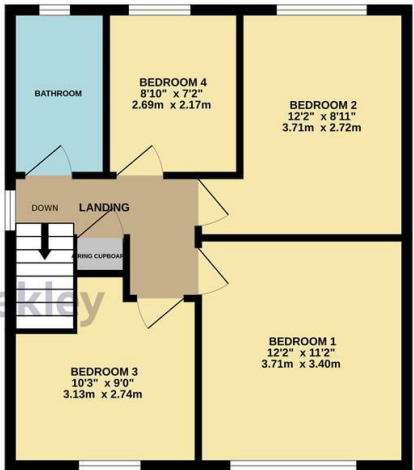
Offers In Excess Of £350,000



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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	



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