



10 Mill Fields
Rushden, NN10 8ND



Simpson & Weekley

TWO BED WITH A GARAGE ***NO UPPER CHAIN*** Simpson and Weekley are delighted to offer to the market this beautifully presented two-bedroom end-terrace home. Ideally located in the highly sought after Northamptonshire market town of Higham Ferrers. The home is perfectly positioned within a modern part of the town and offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property has been modernised throughout and boast ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner, modern re-fitted kitchen and WC downstairs. The first floor offers two double bedrooms, both benefitting from fitted wardrobes and there is a separate family shower room. The property also benefits from gas central heating, a modern re-fitted boiler and double glazing throughout. Externally there is a private, landscaped rear garden which accesses the single garage and single parking space at the front of the garage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Council Tax Band B, EPC Rating C



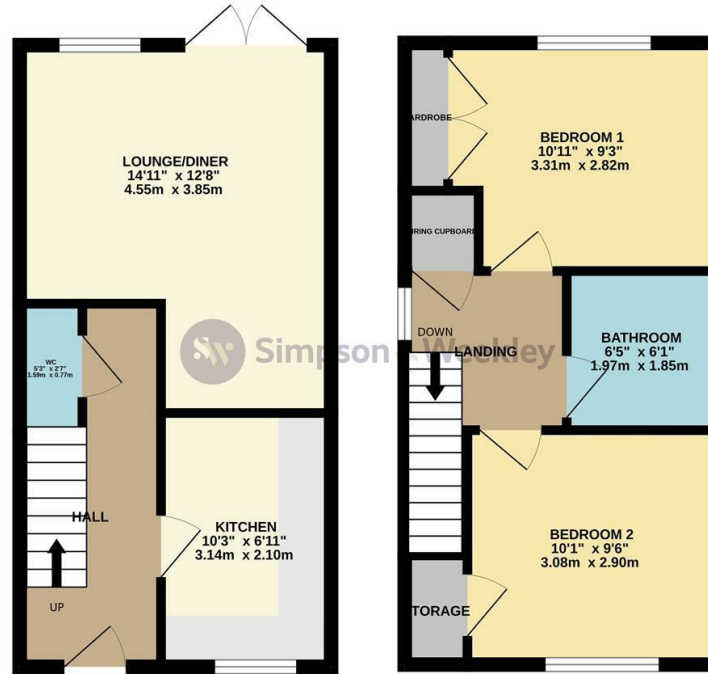
£245,000

2 2 1



GROUND FLOOR
319 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.

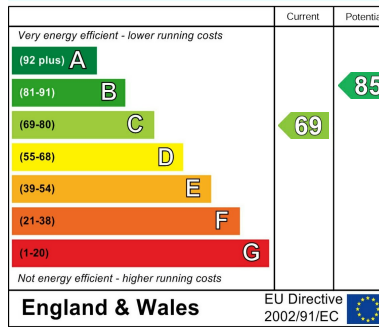


TOTAL FLOOR AREA : 637 sq.ft. (59.2 sq.m.) approx.

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



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
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Journey Personal



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