



22 Talbot Road  
Rushden, NN10 9NS



**Simpson & Weekley**

\*\*\*NEW INSTRUCTION\*\*\* \*\*\*SHORT TERM TENANCY OF 6 MONTHS ONLY AS PROPERTY BEING SOLD\*\*\*

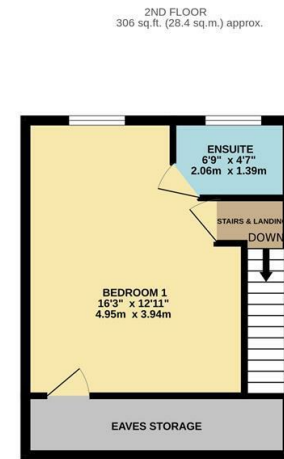
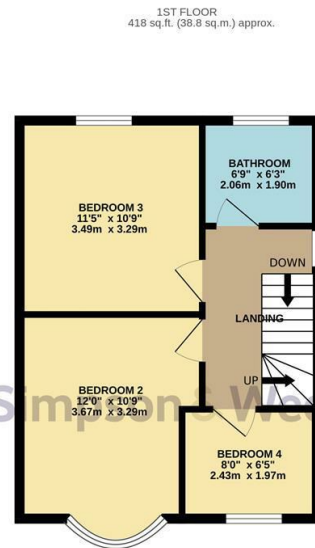
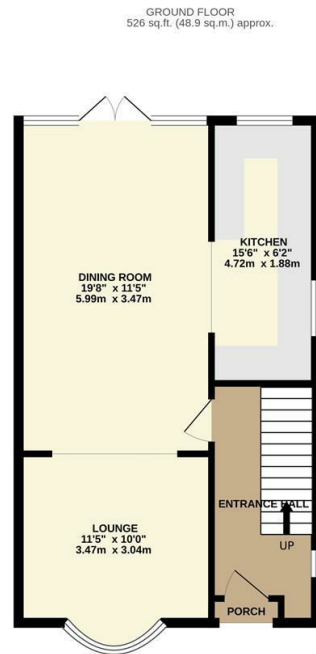
Simpson and Weekley Lettings are delighted to offer this beautifully presented four bedroom bay fronted extended semi detached home. The property is only available for 6 months as it is being sold. Located in a popular residential area close to Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property offers generous living accommodation set over three floors and comprising briefly of large entrance hallway leading to lounge and open plan dining/family room and kitchen to the ground floor. The first floor offers three separate bedrooms, two double bedrooms and one single and a separate family bathroom. The top floor boasts a large master bedroom with en-suite shower room. Externally there is a large private rear garden with a patio seating area. The property also benefits from gas central heating and double glazing throughout. Available immediately, this property would suit anyone requiring a short term let. Viewing is highly recommended to fully appreciate everything this home has to offer. Sorry, strictly no pets. EPC Rating D, Council Tax Band D



£1,150 PCM

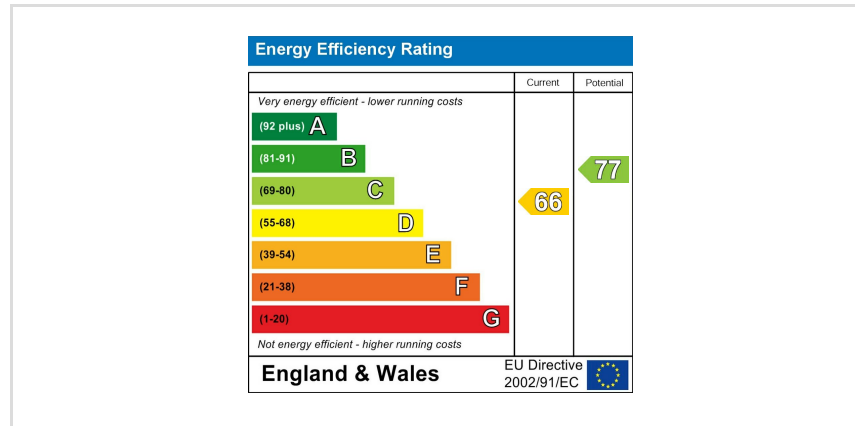
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TOTAL FLOOR AREA : 1250 sq.ft. (116.1 sq.m.) approx.

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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