



24 Alwick Close

Rushden, Northamptonshire NN10 0TB



Simpson & Weekley

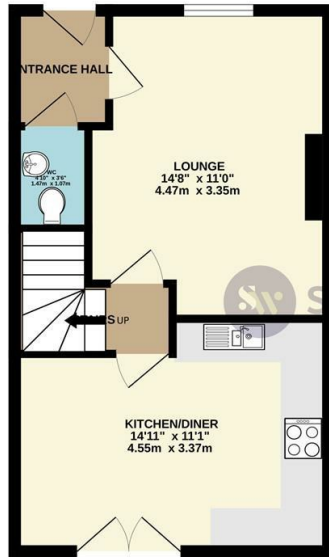
MODERN SEMI-DETACHED HOME Offered to the market with no upward chain is this modern, three bedroom semi-detached, family home situated in a cul-de-sac on this modern development towards the south side of Rushden. The property benefits from off road parking to the front and an enclosed rear garden no overlooked from the rear and there are benefits of gas radiator central heating and double glazing. The accommodation in brief comprises entrance hall, cloakroom, living room, inner hallway and open kitchen/dining room to the ground floor. To the first floor there are three bedrooms with an en-suite to the master bedroom and a family bathroom. The property is ideally located with shops, schools and parks all within walking distance whilst by car the A6 bypass is just a couple of streets away providing access routes to Bedford, the A45 and the A14. EPC Rating: B



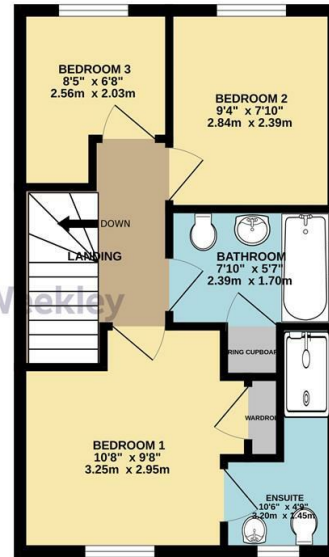
£264,000



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 765 sq.ft. (71.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 | | 96 |
| (81-91) B | 84 | |
| (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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