



29 Vine Hill Drive
Rushden, NN10 8EF



Simpson & Weekley

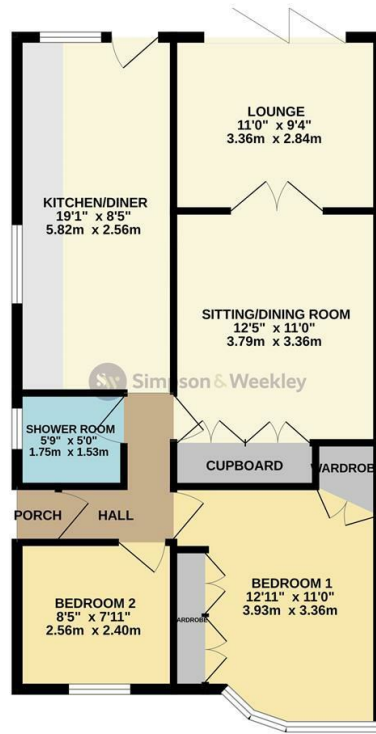
EXTENDED BUNGALOW ***POPULAR LOCATION*** Simpson and Weekley are delighted to offer to the market this wonderful two-bedroom semi-detached bungalow. Ideally located on the edge of Higham town centre and offers easy access to lots of local amenities including shops, parks and the always popular Rushden Lakes development. The property has been completely modernised by the current owners and is finished to a high standard throughout. Offering ample living accommodation set over one floor and comprising in brief; entrance hallway, lounge, dining/sitting room, kitchen diner, two bedrooms and a re-fitted shower room. The home also benefits from gas central heating and new double glazed windows and doors throughout. Externally there is a large private rear garden which offers a couple of separate seating areas and a outbuilding/workshop, there is also a private driveway to the front of the home. An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. EPC Rating C, Council Tax Band B



£325,000



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



TOTAL FLOOR AREA : 693 sq.ft. (64.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures 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		88
(81-91) B		
(69-80) C	71	
(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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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW