



39 Vicarage Road
Rushden, NN10 0BF



Simpson & Weekley

MODERN LINKED DETACHED FAMILY HOME Simpson and Weekley are delighted to offer to the market this fantastic three double bedroom family home. Ideally located on the popular Vicarage Road on the edge of Rushden town centre. The home offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property is beautifully presented throughout and offers ample living accommodation set over two floors and comprising in brief; entrance hallway, double aspect lounge, kitchen diner and WC downstairs. The first floor boasts three large double bedroom with a en-suite shower room to the master bedroom. There is also a separate family bathroom completing the internal accommodation. The home also benefits from gas central heating and double glazing throughout. Externally there is a new fully landscaped private rear garden, to the front of the home is a large private driveway for several cars and a single garage and carport. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band C

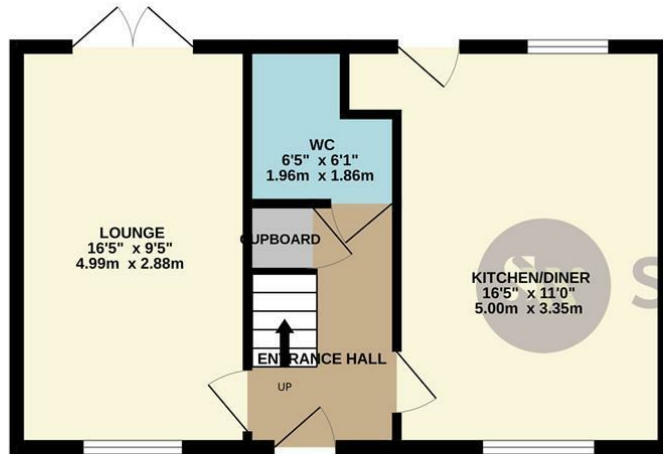


£310,000

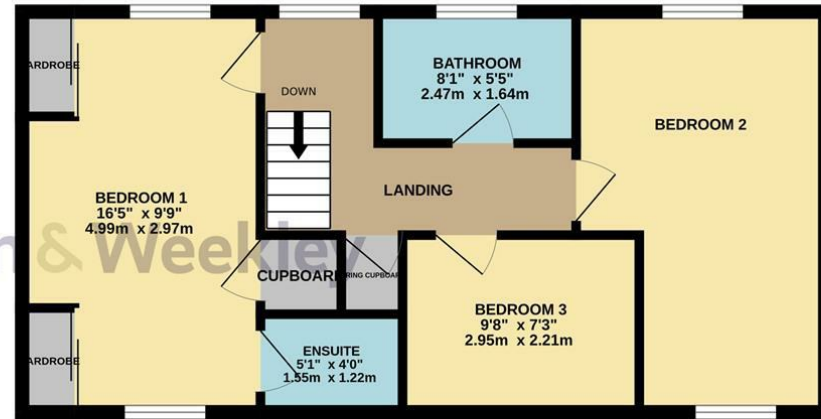
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GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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**Simpson
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