



70 Harborough Road  
Rushden, NN10 0LP



**Simpson & Weekley**



\*\*\*BAY FRONTED VICTORIAN TERRACE\*\*\* Simpson and Weekley are delighted to offer to the market this grand four bedroom family home. Ideally located on the always popular Harborough Road and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; large entrance hallway, open plan lounge dining room, kitchen and WC downstairs. The first floor offers three bedrooms with an en-suite shower room to one of the bedrooms and a separate family bathroom with a roll top bath and walk in shower. The second floor boasts a large master suite with en-suite shower room and walk in wardrobe. The property also benefits from gas central heating and double glazing throughout. Externally there is a beautiful enclosed courtyard rear garden and a small courtyard front garden. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band C



Offers Over £250,000



4



4



2





TOTAL FLOOR AREA : 1649 sq.ft. (153.2 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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  
&Weekley**

Making Every  
Journey Personal



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