



5 Regency Court
Rushden, NN10 6EY



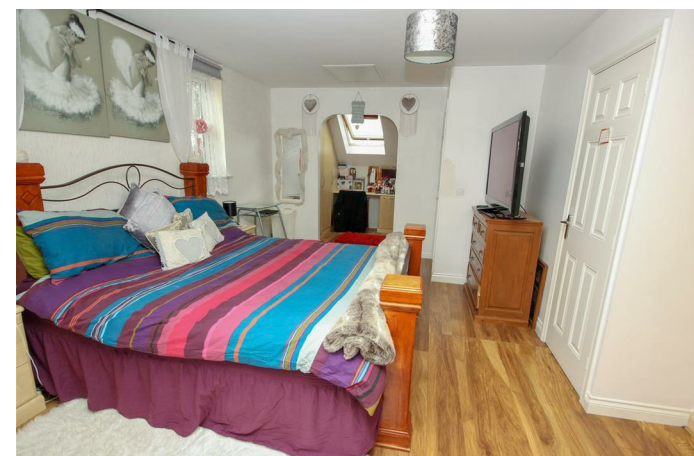
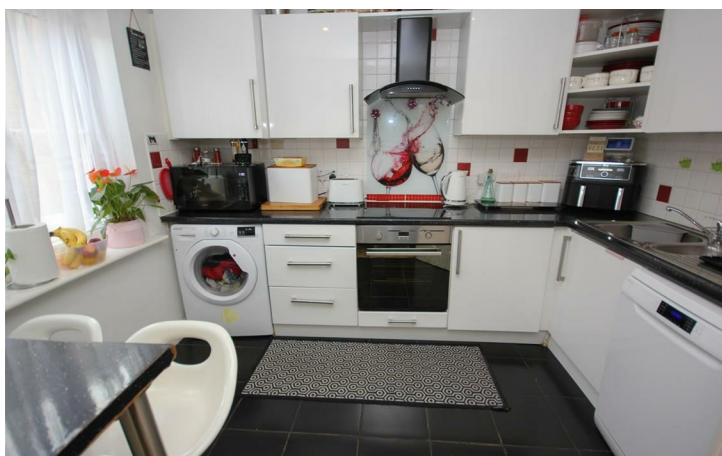
Simpson & Weekley

“Extended family living”. Set on a modern development, just a short distance from the town centre, is this three storey, four bedroom family home that now has extended ground floor accommodation via a garage conversion providing an additional reception room. The ground floor now consists of an entrance hall, cloakroom, kitchen, large living room with French doors to the garden and an arch to the dining room. To the first floor there are three bedrooms and a family bathroom whilst the second floor boasts an impressive master bedroom with the benefit of a dressing room and en-suite. Externally there is an enclosed rear garden and to the front there is access to off road parking. A great house for anyone looking for a property with internal space in a convenient location with the High Street, schools, parks and Rushden Lakes all within walking distance. EPC Rating D, Council Tax Band D



£280,000

 4  null  nul



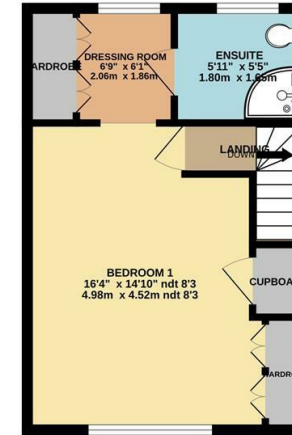
GROUND FLOOR
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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		81
(69-80) C	67	
(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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01933 418917

rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW