



25 Montague Street
Rushden, NN10 9TS



Simpson & Weekley

*****PACKED FULL OF CHARM AND CHARACTER***** Simpson and Weekley are delighted to offer to the market this large two bedroom Victorian home. Perfectly located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and boast ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge diner with feature fireplace and ornate coving, kitchen and downstairs shower room. The first floor offers two large double bedrooms and a large four piece family bathroom. There is also a vast loft room that is fully boarded with rooflight windows. Externally there is an enclosed private rear garden with a brick built outbuilding. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band A



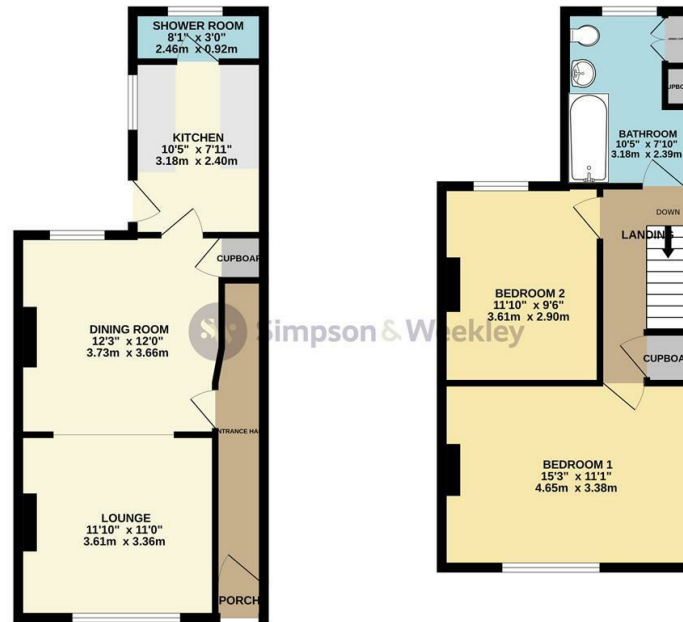
£210,000

2 1 1



GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



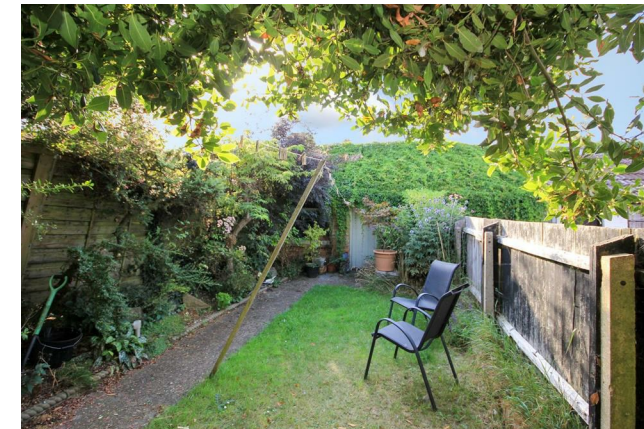
TOTAL FLOOR AREA - 867 sq ft (80.6 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, stairs 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.
Made with Metropac (2024)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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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