



23 Upper Park Avenue
Rushden, NN10 9NY



Simpson & Weekley

Offered to the market with no upward chain is this two bedroom, well maintained, semi-detached bungalow. The property benefits from gas radiator central heating and double glazing, comes with a modern kitchen and bathroom and the living space is enhanced via the addition of a conservatory. The accommodation in brief comprises entrance hall, lounge, two double bedrooms, bathroom, kitchen and conservatory. Externally there is a mature front garden with hard standing parking and a shared drive leading to an oversized garage. The rear garden is mainly laid to lawn with a paved patio area ideal for enjoying an outside space with a sunny aspect. There are bus stops, shops and parks all within walking distance and further afield the A6, A45 and Rushden Lakes are all easily accessible. EPC Rating C, Council Tax Band B

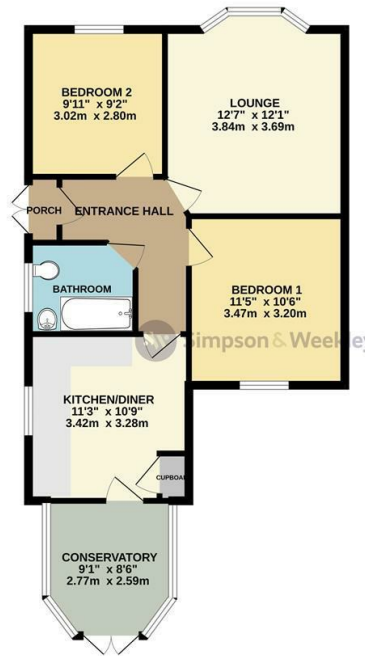


£230,000

2 1 2



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, windows, doors 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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