206 Wellingborough Road
Rushden, Northamptonshire NN10 9SY

Simpson & Weekley

"Cosy Conversion". In recent years this property has been converted to provide this mature bay fronted apartment set on the ground floor with its own private front door access. The property benefits from gas radiator central heating, double glazing and off road parking, the open plan kitchen/living space gives a modern living feel to the home and access to the shower room from the master bedroom gives a touch of convenience. The location is ideal for anyone looking to commute with Wellingborough Road leading to the A45 gives you access to the town of Wellingborough where a direct train can see you in London St Pancras within an hours journey. Convenient stores are on the doorstep, parks and the High Street are within easy walking distance and Rushden Lakes Retail and Leisure complex are just over a mile walk from the property. EPC Rating C, Council Tax Band A
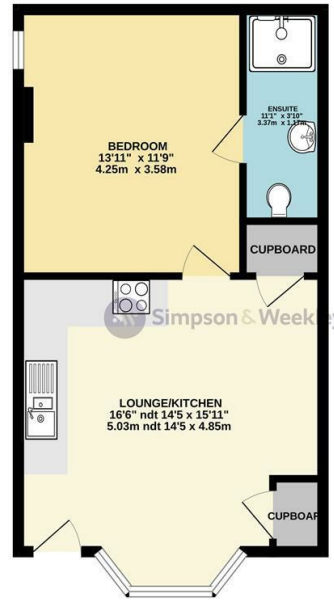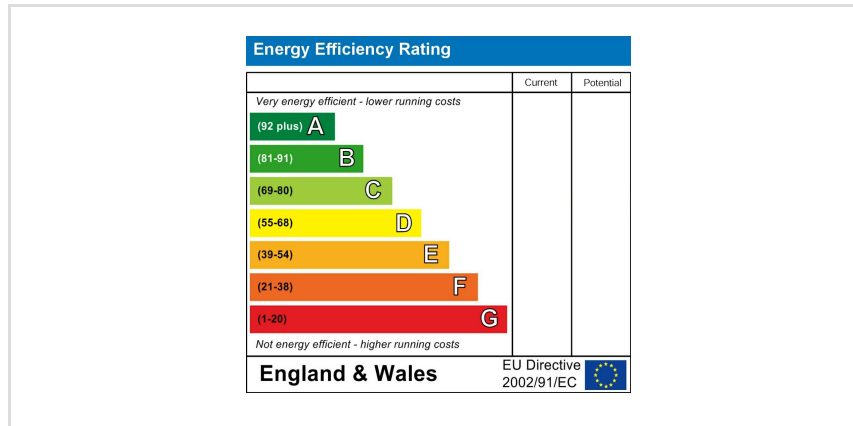
Asking Price £135,000

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BEDROOM
13'11" x 11'9"
4.25m x 3.58m

ENSUITE
11'1" x 3'10"
3.37m x 1.17m

CUPBOARD

LOUNGE/KITCHEN
16'6" ndt 14'5 x 15'11"
5.03m ndt 14'5 x 4.85m

CUPBOARD

TOTAL FLOOR AREA : 462 sq.ft. (42.9 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
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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