

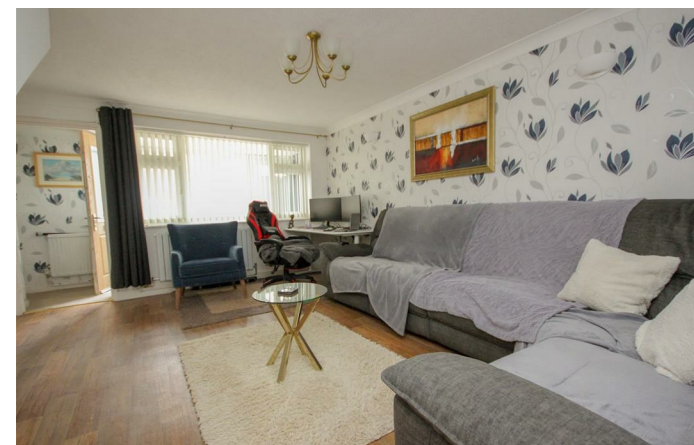


7 Evelyn Way  
Irchester, NN29 7AP



**Simpson & Weekley**

"Extended Semi-Detached House Backing onto Open Fields!" Situated in the sought after village of Irchester, with views over open fields is this extended, three bedroom semi-detached family home benefitting from a former garage conversion, two separate reception rooms and the addition of a conservatory. The house comes with parking for several cars, offers an enclosed rear garden not overlooked from the rear and benefits from gas radiator central heating and double glazing throughout, A property that has to be seen to be fully appreciated. Call now for more information. EPC Rating Ordered, Council Tax Band B



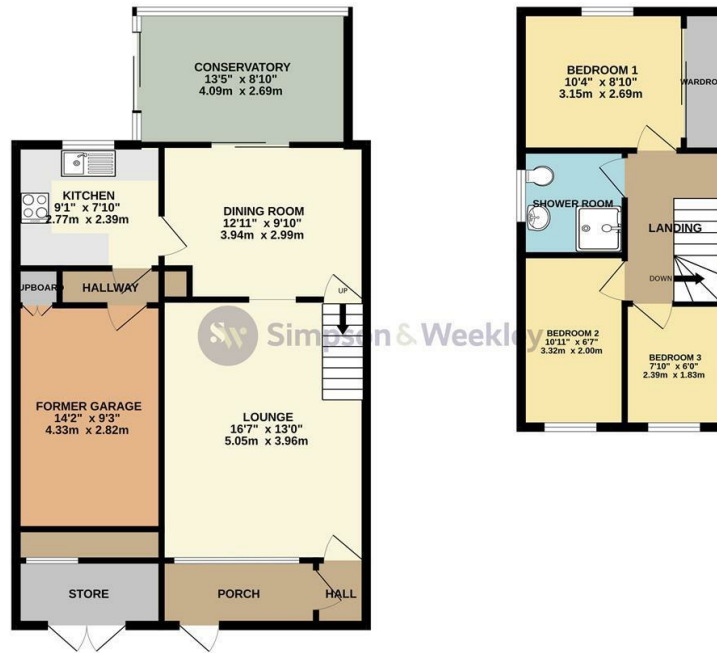
£250,000

3 1 1



GROUND FLOOR  
791 sq. ft. (73.5 sq.m.) approx.

1ST FLOOR  
342 sq. ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 1133 sq. ft. (105.3 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 for any prospective purchase. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Mapplan 12/2014



### 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>		

England & Wales

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



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW