



101 High Street South
Rushden, NN10 0RA



Simpson & Weekley

Nestled in the heart of Rushden on High Street South, this charming two-bedroom mid-terrace house is a gem waiting to be discovered. Boasting two reception rooms, this property offers ample space for both relaxation and entertainment.

As you step inside, you are greeted by an inviting entrance hallway that leads you to a cosy lounge, a kitchen diner perfect for hosting family meals, and a convenient utility room. The layout of the ground floor is ideal for modern living, providing a seamless flow between the living spaces.

Venture upstairs to find two generously sized double bedrooms, offering comfort and privacy for the whole family. The family bathroom completes the first floor, providing a relaxing retreat after a long day.

This property is a rare find with its town centre location, offering easy access to a plethora of amenities including shops, schools, parks, and the popular Rushden Lakes development. The convenience of having everything you need right at your doorstep is truly unparalleled.

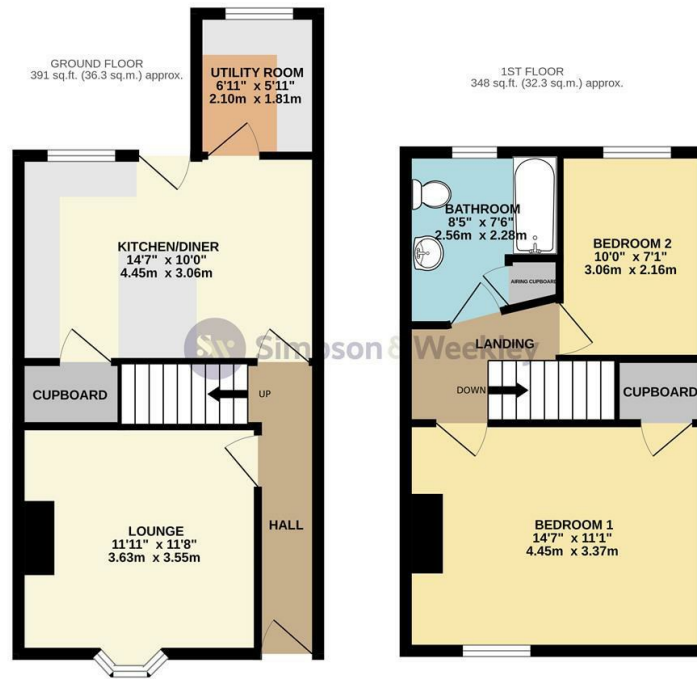
With gas central heating and double glazing throughout, this home ensures warmth and energy efficiency all year round. Additionally, the absence of an upper chain simplifies the buying process, making this property an even more attractive investment.

Don't miss the opportunity to make this delightful terraced house your new home. Embrace the vibrant community of Rushden and enjoy the comfort and convenience this property has to offer.

Council Tax Band A, EPC Rating C

£199,995





TOTAL FLOOR AREA : 739 sq.ft. (68.6 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 | | 89 |
| (69-80) C | 71 | |
| (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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