



59 Regency Court
Rushden, NN10 6EY

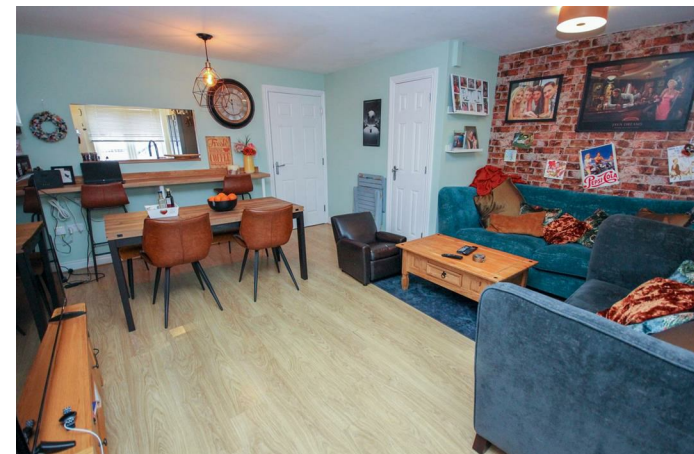


Simpson & Weekley

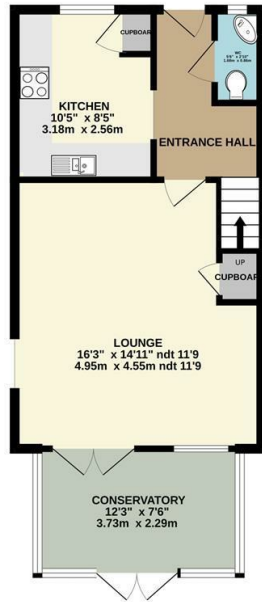
"4 Bedrooms, conservatory and 2 garages!" Situated in a cul-de-sac location on a modern development in Rushden is this four bedroom, three storey townhouse with the rare advantage of two garages and benefitting from a remodelling to the ground floor now resulting in a refitted kitchen with an open plan aspect to a breakfast bar and lounge/dining area and the conversion of the cloakroom into a small utility room (which could be returned to it's former use should the buyer prefer). The accommodation in brief comprises entrance hall, utility room, kitchen, lounge dining room and conservatory to the ground floor. To the first floor there are two double bedrooms, a bathroom and a single bedroom and stairs leading to an impressively large second floor master suite with a dressing area and en-suite shower room. Externally there is a low maintenance rear garden and a small frontage with access to two garages side by side (leasehold) with parking in front of them. A fantastic family home set in an attractive location where schools, shops and parks are all within walking distance including the popular Rushden Lakes retail and leisure complex. EPC Rating C, Council Tax Band D

£285,000

4 2 2



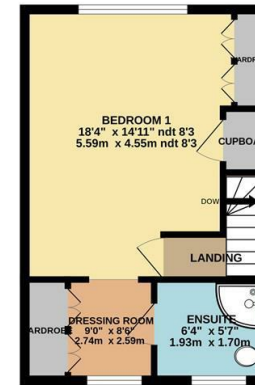
GROUND FLOOR
488 sq.ft. (45.3 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



2ND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 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		89
(81-91) B	79	
(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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