



20 Maye Dicks Road  
Rushden, Northamptonshire NN10 0YT



**Simpson & Weekley**



\*\*\*MOVE IN READY\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom semi-detached family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools, and the always popular Rushden Lakes development. The home is very well presented throughout and offers ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, open plan kitchen diner and WC downstairs. The first floor boasts two double bedrooms with the master bedroom benefitting from an en-suite shower room. There is also a single third bedroom and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed landscaped private rear garden, a front garden and a single garage and off street parking to the front of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax band C

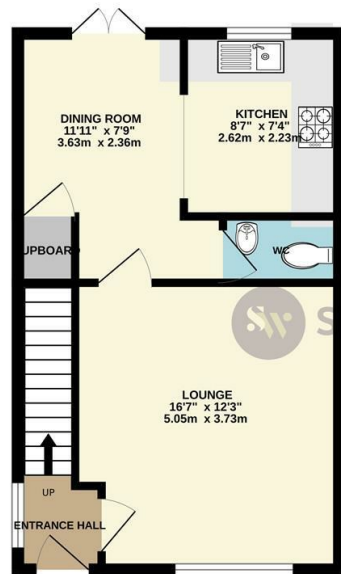


£250,000

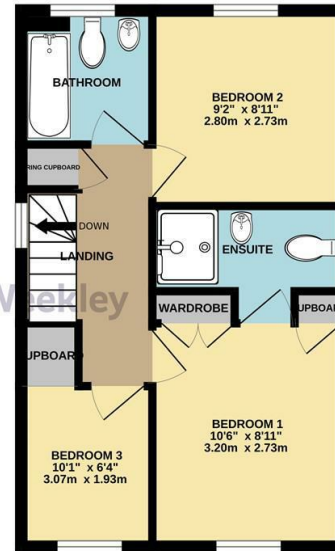
3 3 2



GROUND FLOOR



1ST FLOOR



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 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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	75	88





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