



8 Slaters Close
Rushden, NN10 0EE



Simpson & Weekley

Set on a corner plot, tucked away in a cul-de-sac sits this three bedroom semi-detached home. Offered to the market with no upward chain, this established and well maintained house is entered via a welcoming hallway and comes with an open plan lounge/dining room, fitted kitchen and a conservatory to the ground floor. The first floor landing leads you to three well proportioned bedrooms, a modern fitted shower room and separate w.c. Externally the front garden sets you back from the road and we believe presents the opportunity for converting into off road parking and the wrap around side and rear garden offers the future possibility of extending (all subject to obtaining relevant planning permissions). EPC Rating Ordered, Council Tax Band B

£225,000



3



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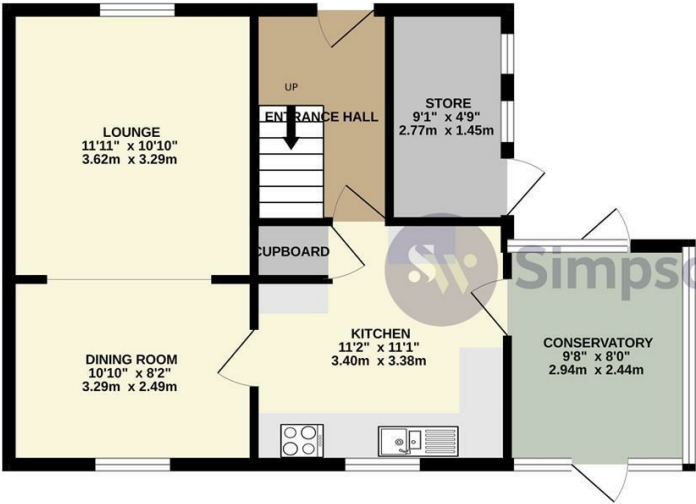


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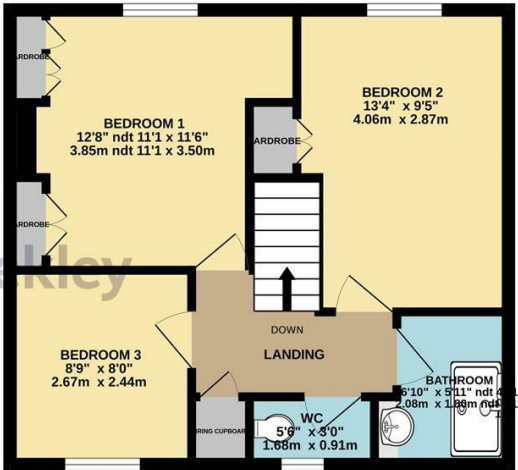


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GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 955 sq.ft. (88.7 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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