



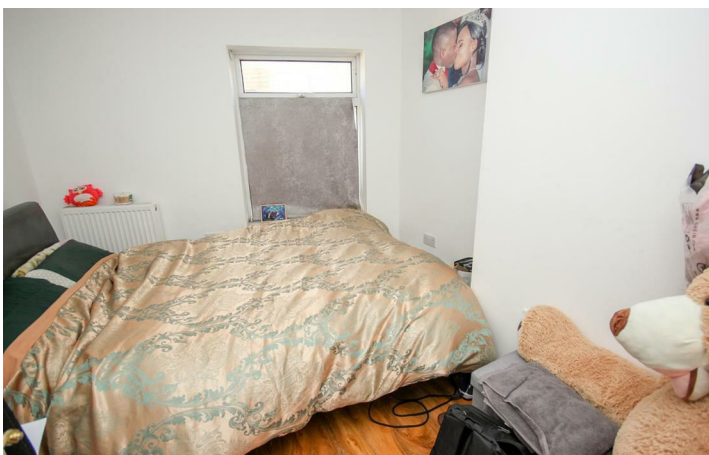
38 Montague Street
Rushden, Northamptonshire NN10 9TS



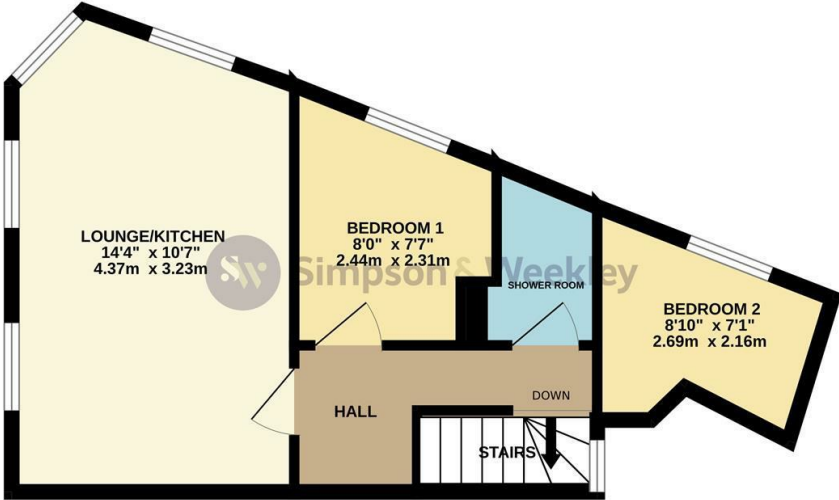
Simpson & Weekley

Offered to the market with no upward chain is this two bedroom, first floor flat with it's own personal entrance. With a new 100 year lease, this converted flat would make an ideal buy-to-let investment but would also work for someone wanting a property to downsize to or as a first time purchase. The accommodation in brief comprises entrance hall with stairs to first floor where you will find two bedrooms, a shower room and an open plan lounge/dining room with kitchen area. Externally there is a communal garden and there is also a fully boarded loft space stretching the full length and width of the living room and kitchen area making a usable space for any purchaser to use how they wish. The property also benefits from gas radiator central heating and double glazing throughout. EPC Rating C, Council Tax Band A

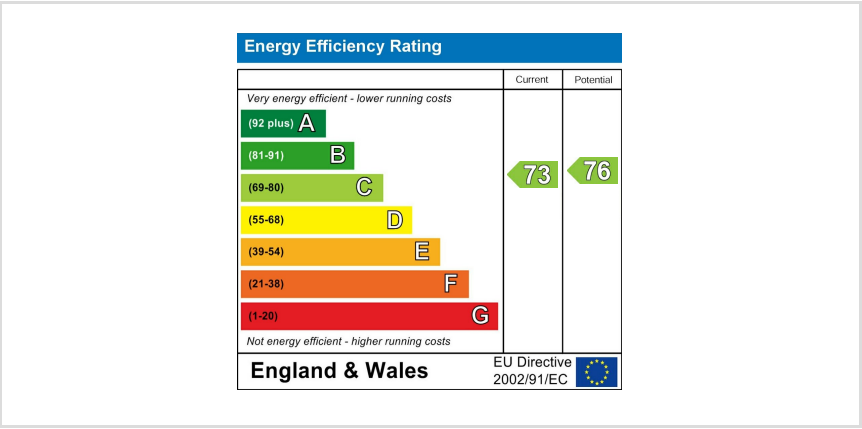
£99,950



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TOTAL FLOOR AREA: 374 sq.ft. (34.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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01933 418917

rushden@simpsonandweekley.co.uk

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30 High Street, Rushden, Northants, NN10 0PW