



31 St Peters Avenue
Rushden, NN10 6XW



Simpson & Weekley

Set on the sought after tree aligned 'St Peters Avenue', sits this bay fronted, three bedroom semi-detached house. Presented in impressive condition throughout, this mature 1930's residence has been sympathetically modernised throughout and is presented in impressive condition throughout. There is the addition of a ground floor shower room, and garden room, modern fitted kitchen with breakfast bar, refitted first floor shower room and benefits of gas radiator central heating and double glazing. The accommodation in brief comprises entrance hall, lounge, kitchen/breakfast room, shower room and garden room to the ground floor. To the first floor there are three bedrooms and a shower room. Externally the gravelled frontage provides off road parking and an enclosed rear garden is stocked with a variety of bordering plants and shrubs and is designed to provide several areas to include a lawned garden, decking and patio seating areas and a growing garden. The street is ideally located for access to the A45 making this an ideal property for anyone looking to commute with work whilst Rushden Lakes is also within walking distance as are other shops, parks and schools. EPC Rating Ordered, Council Tax Band C

Offers In Excess Of £285,000



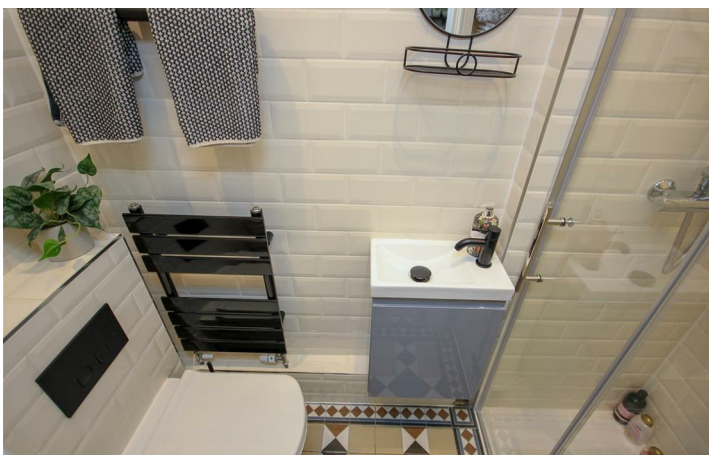
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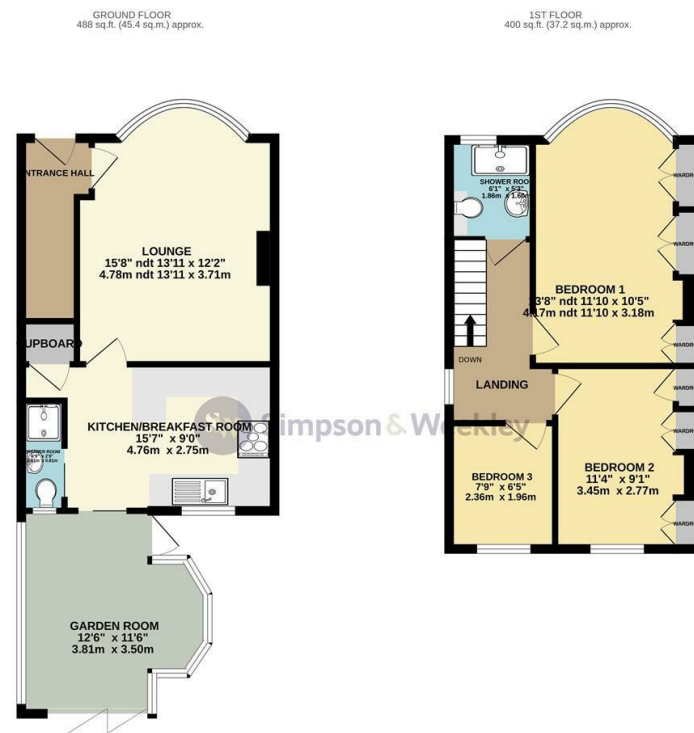
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TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of stairs, windows, doors 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 quality 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		82
(69-80) C	69	
(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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