



3 Manton Road

Rushden, Northamptonshire NN10 0JT



**Simpson & Weekley**

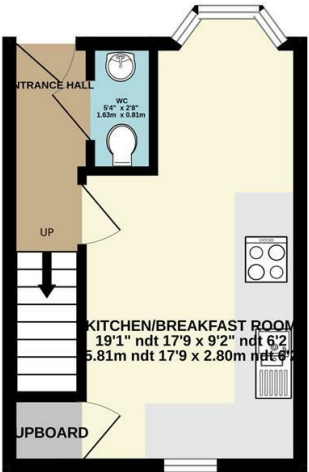


"A truly unique, two bedroom detached house where internal space and a feeling of cosiness combine". This deceptive detached house, comes with off road parking, a small garden and living space set over two floors. The accommodation in brief comprises entrance hall, cloakroom and open kitchen diner to the ground floor with stairs from the entrance hall to an open plan lounge/dining room where you are met by light streaming in from windows to both the front and rear of the property, there is a hallway with doors to a family bathroom, a small double bedroom and a spacious master bedroom also benefitting from windows to the front and rear of the house. Externally there is a shared access under the property to the rear where you will find access to a small lawned garden and allocated parking space running level with the rear of the garden. A fantastically well presented house that has to be seen to be fully appreciated. EPC Rating Ordered, Council Tax Band B.

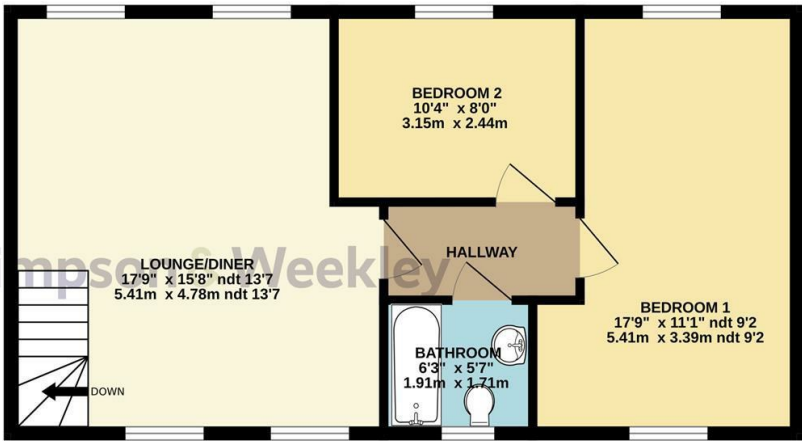
£215,000



GROUND FLOOR  
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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) <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	





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