



79 Trafford Road
Rushden, NN10 0JF



Simpson & Weekley

"Conservatory and Impressive Loft Space". Simpson and Weekley are delighted to offer to the market this very well presented three bedroom family home. The home is ideally located on the edge of Rushden Town centre and offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance porch, open plan lounge diner, kitchen, utility room, bathroom study and conservatory downstairs. The first floor boasts three double bedrooms and a separate WC, there is also a open loft room that is accessed via a staircase from the first floor landing. The home also benefits from gas central heating and double glazing throughout the home. Externally there is a fully enclosed garden to the rear that has a covered seating area and a large shed outbuilding. To the front of the home is a enclosed front garden with access to the single garage. An internal viewing is highly recommended to fully appreciate all the size and space on offer (Old front photo used). EPC Rating D, Council Tax Band A



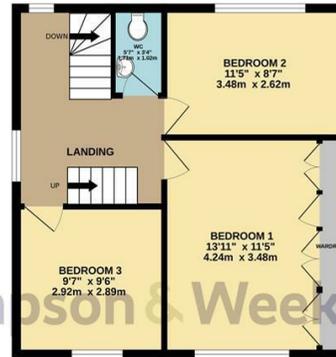
Offers In Excess Of £230,000



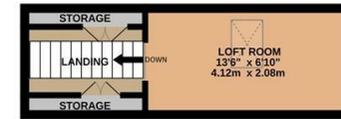
GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.

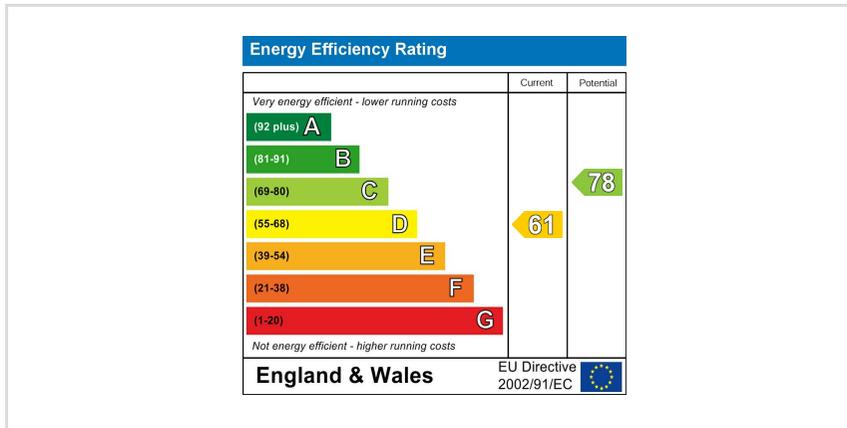


2ND FLOOR
146 sq.ft. (13.5 sq.m.) approx.



TOTAL FLOOR AREA : 1433 sq.ft. (133.2 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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