



22 Whitefriars
Rushden, NN10 9PD



Simpson & Weekley

ATTENTION INVESTORS AND FIRST TIME BUYERS Simpson and Weekley are delighted to offer to the market this fantastic three bedroom family home. Ideally located on the highly desirable Whitefriars on the edge of Rushden and offering 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; porch, inner hallway, lounge, kitchen and conservatory downstairs. The first floor offers three bedrooms and a family bathroom. The home also benefits from warm air heating and double glazing. Externally there is a private rear garden and off street parking at the rear of the home. to the front of the home is a enclosed front garden. The property is also offered to the market with no upper chain and has to be viewed to be fully appreciated. EPC Rating E, Council Tax Band A

£195,000



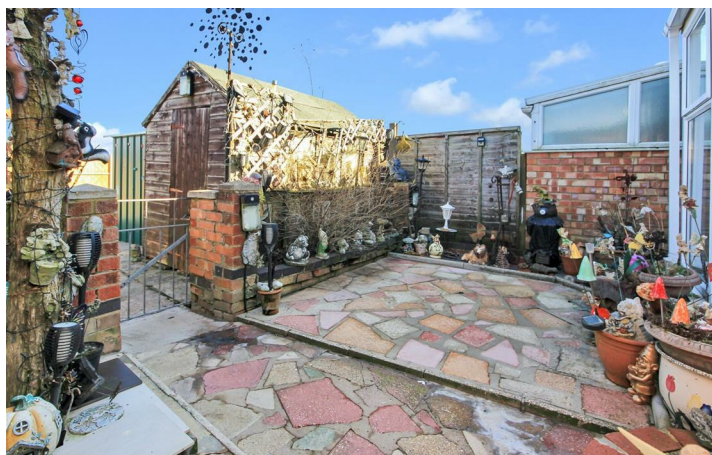
3



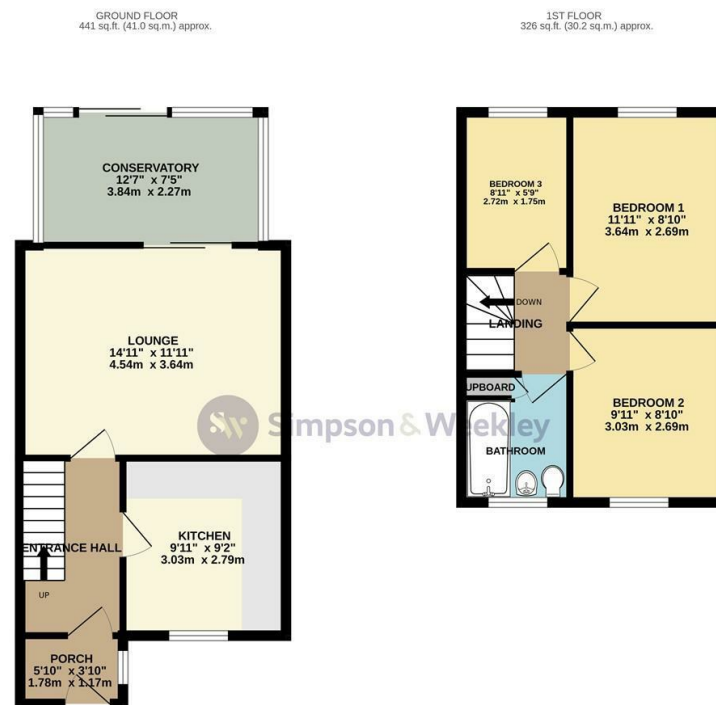
1



3

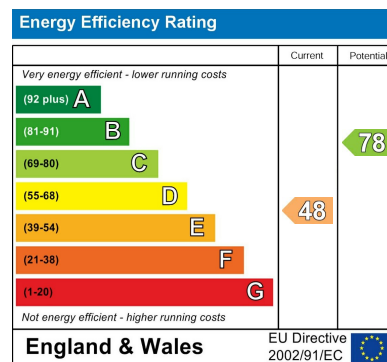


Simpson & Weekley



TOTAL FLOOR AREA: 767 sq.ft. (71.2 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.
Made with MapSource 6.0.0.0



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW