



15 Westfields Street
Rushden, NN10 8AP



Simpson & Weekley

CHAIN FREE Simpson and Weekley are delighted to offer to the market this very well presented two bedroom terrace house. The property is ideally located on the edge of Higham town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property offers well presented accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room and a kitchen downstairs. The first floor offers two double bedrooms and a family bathroom. the property also benefits from gas central heating and double glazing throughout. Externally the property boasts a enclosed courtyard rear garden. EPC Rating Ordered, Council Tax Band A

£209,995



2



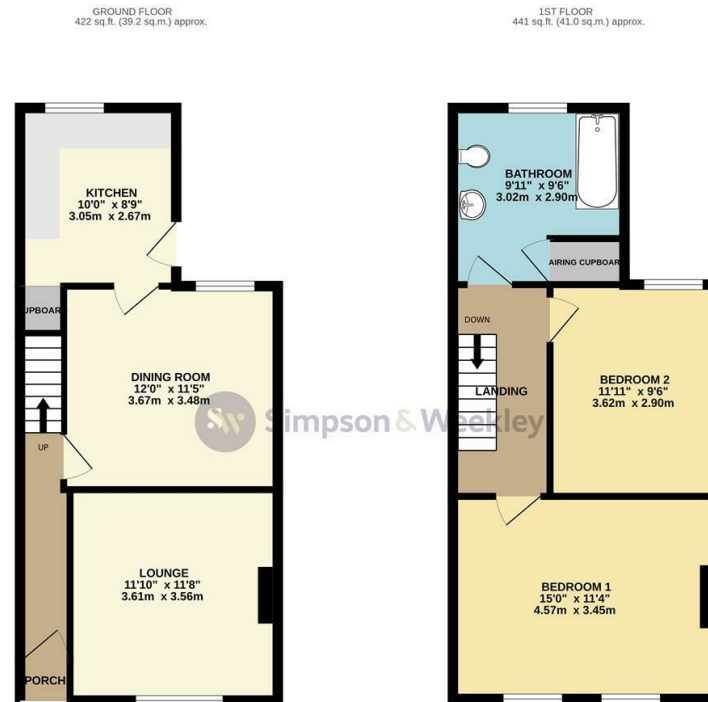
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TOTAL FLOOR AREA: 863 sq. ft. (80.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or misstatement. 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) A		88
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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**.



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