



65 Patenall Way  
Rushden, NN10 8PL



**Simpson & Weekley**



**\*\*\*CHAIN FREE TOWNHOUSE\*\*\*** Simpson and Weekley are delighted to offer the market this fantastic three bedroom family home. Ideally located on the popular Patenall Way on the edge of the highly sought after Northamptonshire historical market town of Higham Ferrers. The property offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The property is well presented throughout and offers ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge diner, kitchen and WC on the ground floor. The first floor offers bedrooms two and three along with the family bathroom and the top floor offers a large master bedroom with en-suite shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and off street parking to the rear of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band C

£280,000



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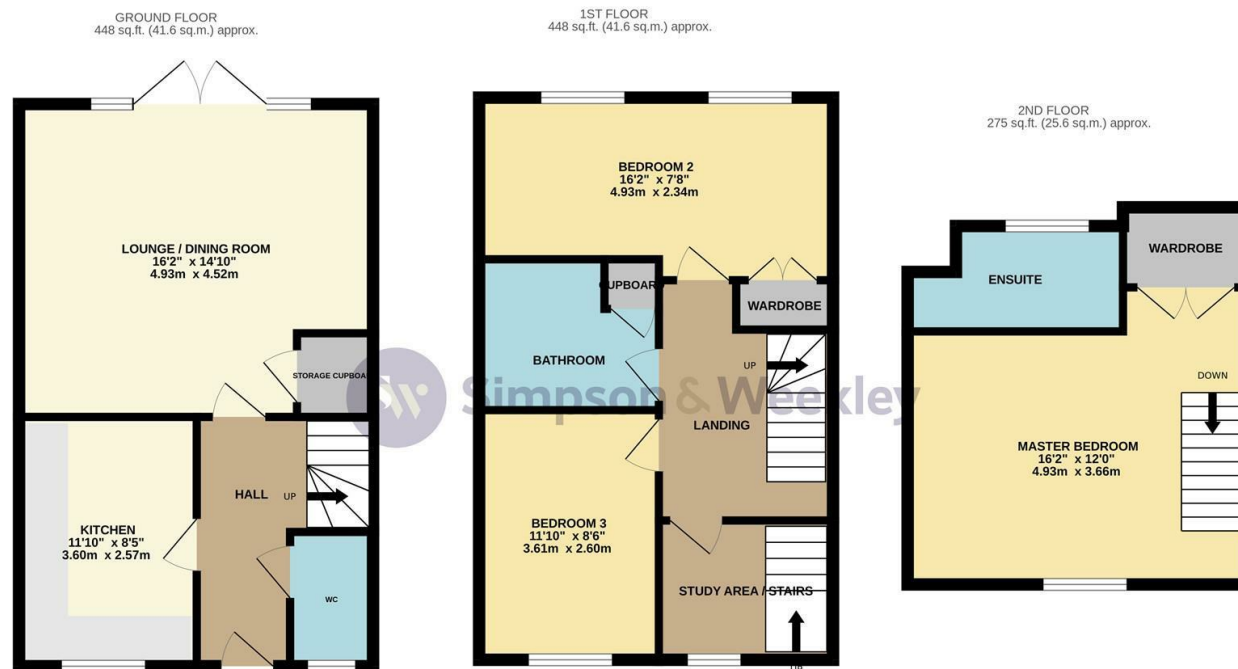
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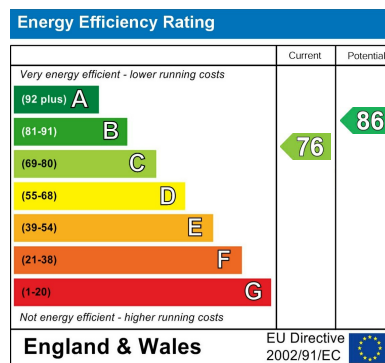
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**TOTAL FLOOR AREA : 1171 sq.ft. (108.8 sq.m.) approx.**

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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