



22. Washbrook Road  
Rushden, NN10 9UX



**Simpson & Weekley**



\*\*\*CHAIN FREE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic three bedroom townhouse. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The property boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge, dining room and kitchen on the ground floor. The first floor offers two double bedrooms and a large family bathroom. The top floor offers a further good size bedroom. The home also benefits from gas central heating and double glazing. Externally there is a courtyard front garden and an enclosed private rear garden with a outbuilding at the bottom of the garden. An internal viewing is highly recommended to fully appreciate the size and space this home has to offer. EPC Rating D, Council Tax Band A

£195,000



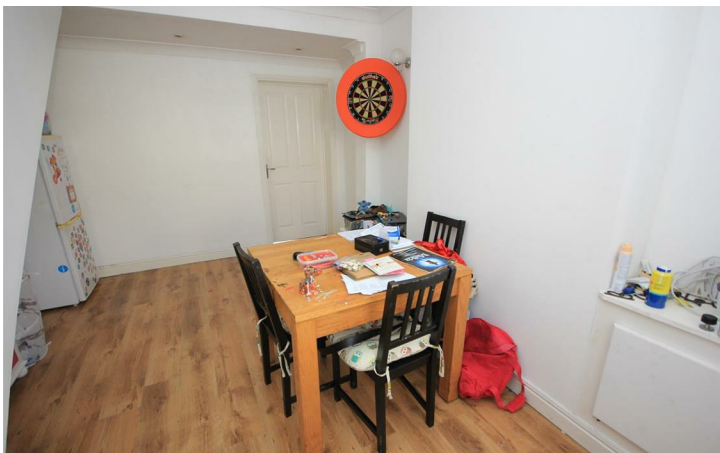
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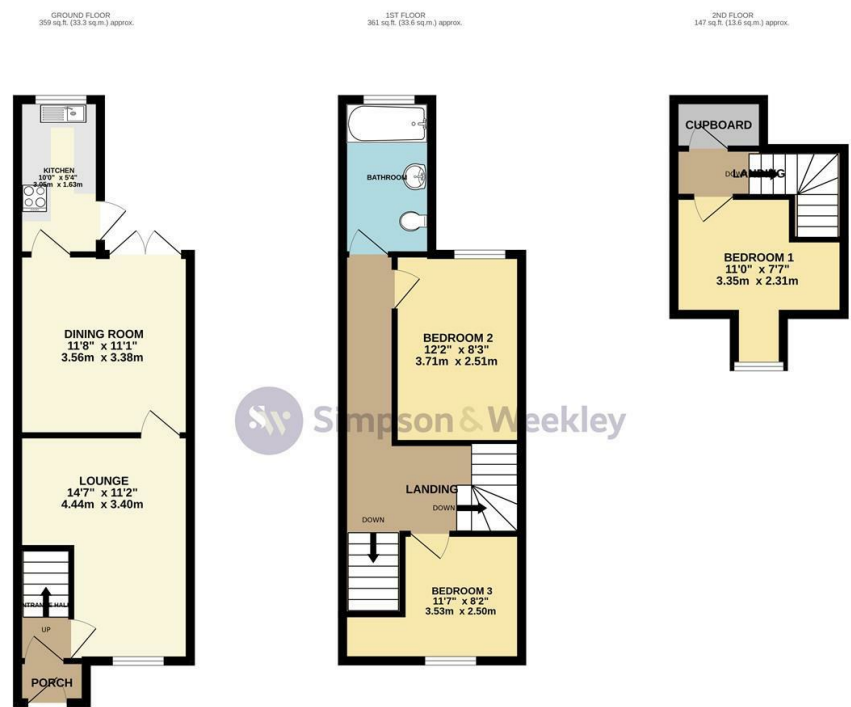
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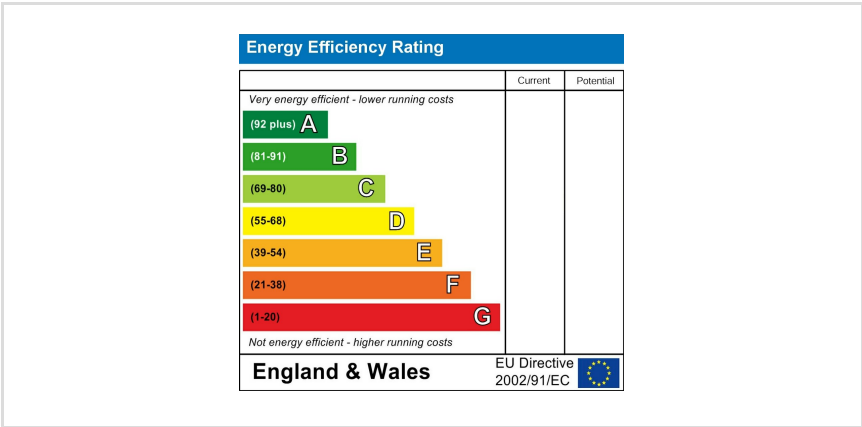


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TOTAL FLOOR AREA : 867 sq. ft. (80.5 sq.m.) approx.

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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