



25 Campion Close  
Rushden, NN10 0UJ



**Simpson & Weekley**



Situated in a cul-de-sac towards the south side of Rushden is this very well maintained, modernised three bedroom detached house. Offered to the market with no upward chain and benefitting from off road parking and a garage, the accommodation in brief comprises entrance hall, a light and airy lounge/dining room flowing from the front right to the back of the property, a kitchen, inner hallway with door to a cloakroom and stairs to the first floor. Upstairs the landing provides access to three bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is a front garden with a driveway leading to a single integral garage and an enclosed, well maintained rear garden. This popular and established development is located within walking distance of sought after schooling, shops, medical centres and parks. The A45 and A6 are easily accessibly offering routes to both Bedford and Wellingborough where their respective stations have direct trains to London St Pancras within an hours journey. EPC Rating D, Council Tax Band C

£325,000



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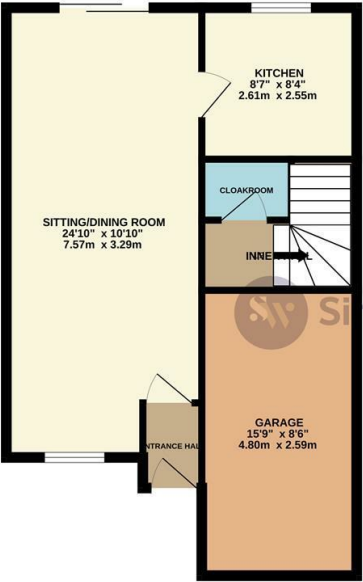


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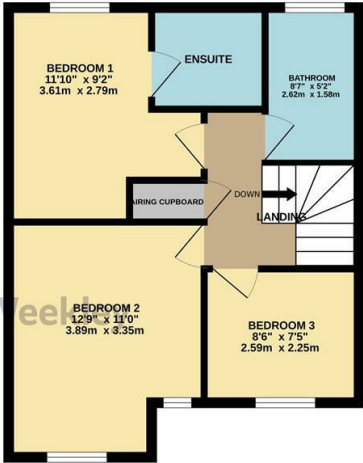


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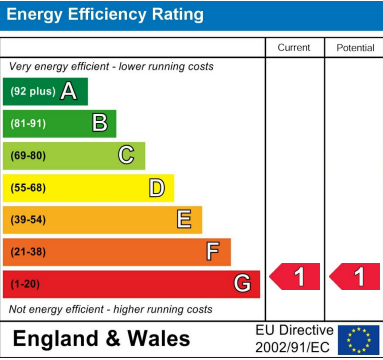
GROUND FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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.  
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