



25 Chapel Close  
Rushden, NN10 0FH



**Simpson & Weekley**



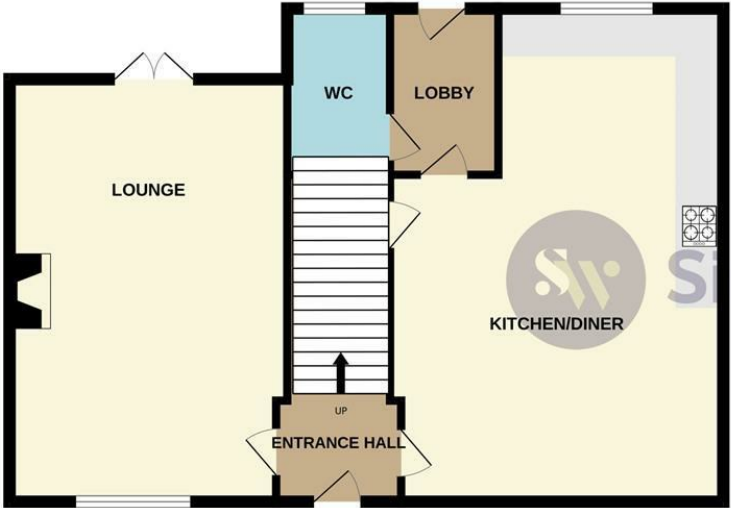
\*\*\*NO UPPER CHAIN\*\*\* Simpson and Weekley are delighted to offer to the market this lovely three-bedroom family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen diner and WC downstairs. The first floor offers a large master bedroom with en-suite, two further double bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is private fully enclosed rear garden and a garage and driveway to the side of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band C

£275,000



Simpson & Weekley

GROUND FLOOR  
738 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 1656 sq.ft. (153.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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