



12 Patenall Way

Rushden, Northamptonshire NN10 8PL



Simpson & Weekley

*****BEAUTIFUL KITCHEN DINER***** Simpson and Weekley are delighted to offer to the market this wonderful three bedroom townhouse. Ideally located on the highly sought after Patenall Way in the popular Northamptonshire market town of Higham Ferrers. The home offers easy access to a wealth of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, bay fronted lounge, kitchen diner and WC downstairs. The first floor offers two bedrooms and a family bathroom. The top floor boasts a large master bedroom suite with built in wardrobes and an en-suite shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a private fully enclosed rear garden that has access to a private parking space at the rear of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band C, EPC Rating Ordered

Asking Price £289,995



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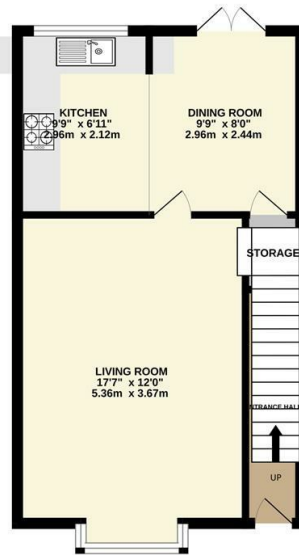


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Simpson & Weekley

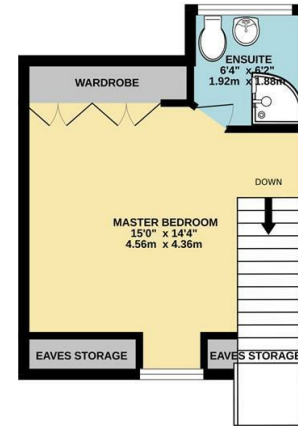
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.4 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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