



11 Dee Close

Rushden, Northants NN10 0GW



Simpson & Weekley

*****NEW INSTRUCTION***** This immaculately presented three bedroom terraced property is newly decorated throughout to a very high standard and also benefits from brand new flooring throughout. Available immediately, the accommodation in brief comprises entrance hall, downstairs WC, modern fitted kitchen with brand new oven and lounge/dining room with French doors leading to the rear garden to the ground floor. To the first floor there are three bedrooms and a modern four piece family bathroom suite. Externally there is an fully enclosed rear garden which has a patio area and brand new turfed lawn, a forecourt frontage and a single garage with one allocated parking space in front adjacent to the property. Viewing is very highly recommended to avoid disappointment. Sorry, strictly no pets. EPC Rating Ordered. Council Tax Band B



£1,250 PCM



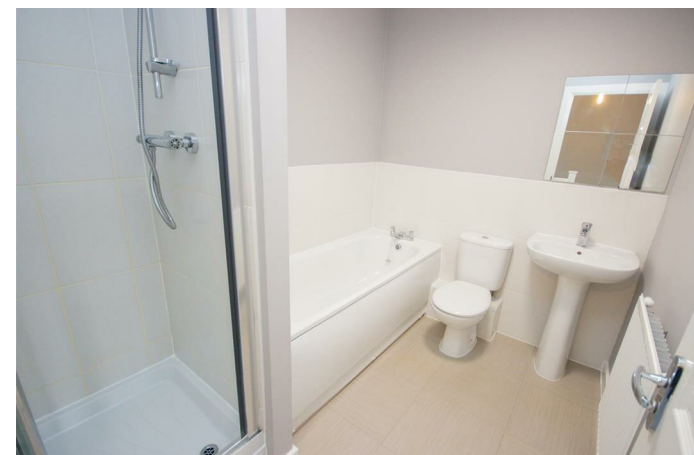
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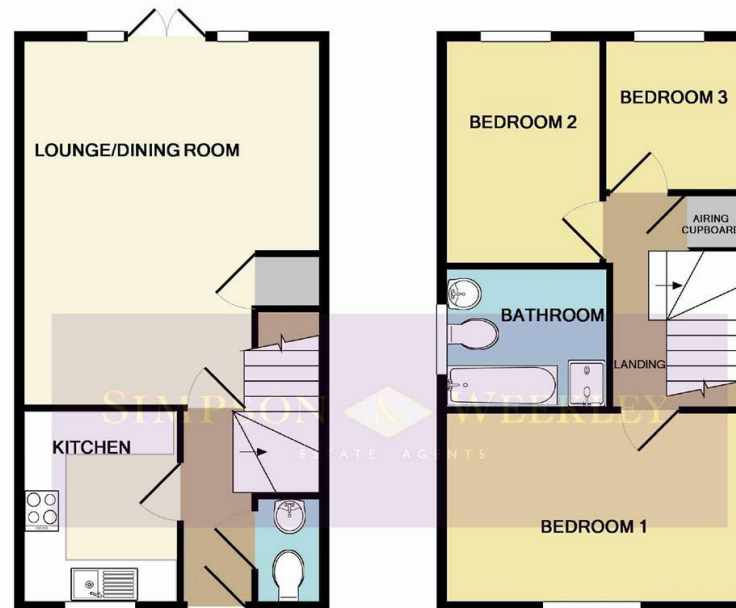
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Simpson & Weekley



GROUND FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 391 SQ.FT.
(36.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 782 SQ.FT. (72.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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