



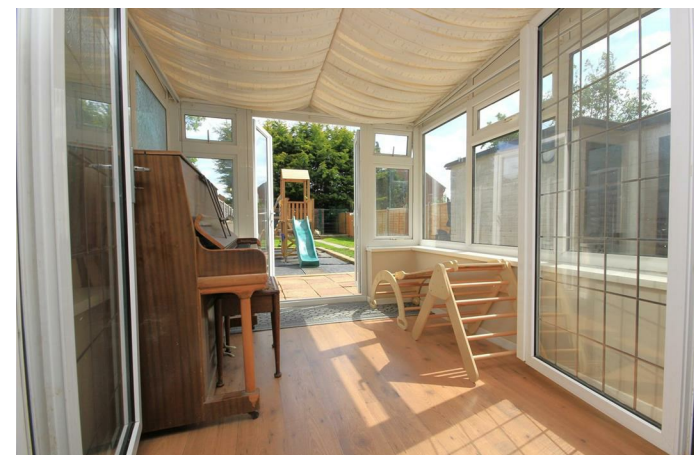
96 Upper Queen Street
Rushden, Northamptonshire NN10 0BS



Simpson & Weekley

*****MOVE STRAIGHT IN***** Simpson and Weekley are delighted to offer to the market this fantastic 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, parks and the always popular Rushden Lakes development. The home has been greatly improved by the current owners and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, a large bay fronted lounge, open plan modern kitchen diner and conservatory downstairs. The first floor boasts three large double bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large private rear garden with a brick built outbuilding, to the front of the home is a private driveway. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band A, EPC Rating E

£240,000



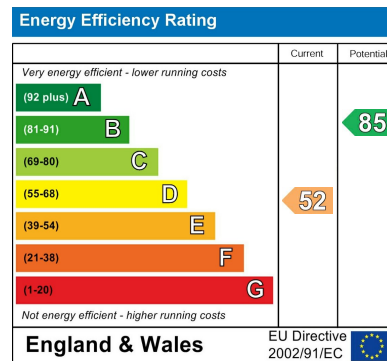
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TOTAL FLOOR AREA: 992 sq.ft. (92.1 sq.m.) approx.

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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**Simpson
& Weekley**

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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW