



3 Manse Close

Rushden, Northamptonshire NN10 0FL



**Simpson & Weekley**



\*\*\*NEW INSTRUCTION\*\*\* Simpson & Weekley Lettings are delighted to offer this immaculately presented modern, three bedroom, three storey town house located in a small cul-de-sac within easy access to Rushden High Street, the A6 bypass and Rushden Lakes. Benefitting from gas radiator central heating, full Upvc double glazing, off road parking for several cars, the property will be available from the beginning of July. The accommodation in brief comprises entrance hall, downstairs WC, modern fitted kitchen and L-shaped lounge/dining room with French doors leading to the rear garden to the ground floor. To the first floor there are two bedrooms and stairs leading to a second floor landing and master bedroom which benefits from fitted wardrobes. Externally there is a lovely enclosed and private low maintenance rear garden and driveway providing off road parking. This lovely home must be viewed to appreciate the condition and space on offer. One small pet may be considered for an extra pet payment of £50.00 per calendar month. EPC Rating C. Council Tax Band C.

£1,250 PCM



3



2



1



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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) <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	

78

89





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