



4 The Drive
Rushden, NN10 9JT



Simpson & Weekley

CHAIN FREE Simpson and Weekley are delighted to offer to the market this fantastic three bedroom detached family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is well presented throughout and offers living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen, utility room and WC downstairs. The first floor offers three double bedrooms and a modern re-fitted shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed rear garden, a front garden, private driveway and single garage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Council Tax Band D, EPC Rating Ordered

£345,000



3



2

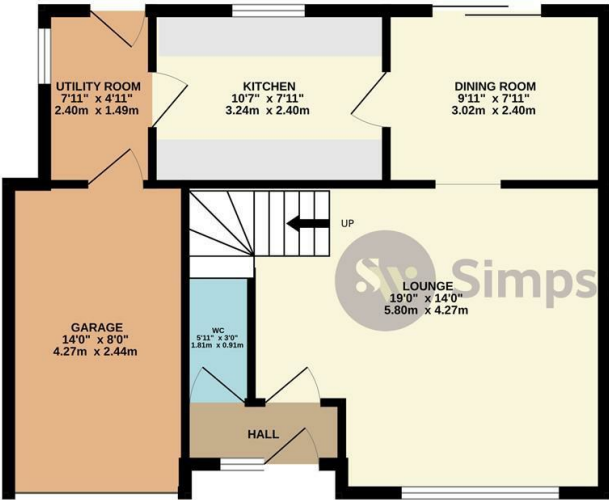


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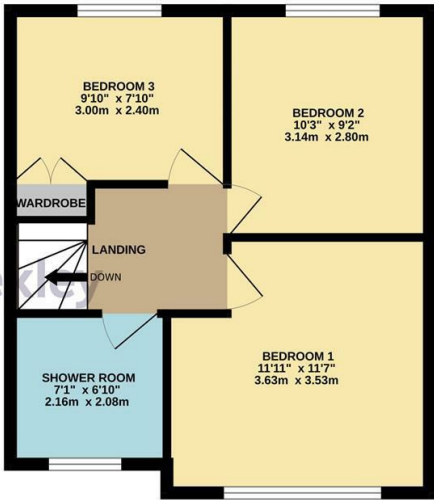


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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 976 sq.ft. (90.7 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) 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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