



7 Vicarage Road  
Rushden, NN10 0BF



**Simpson & Weekley**



\*\*\*NEW INSTRUCTION\*\*\* Simpson and Weekley Lettings are delighted to offer this lovely semi detached home ideally located on the edge of Rushden town centre and offering easy access to Rushden High Street, Rushden bypass, Rushden Lakes and local schools. Briefly comprising entrance hall with useful downstairs cupboard, downstairs WC, L-shaped lounge with French doors leading to the rear garden, separate study and modern kitchen/dining room with French doors leading to the rear garden to the ground floor. To the first floor there are three bedrooms, the master having fitted wardrobes and en-suite shower room, second bedroom with fitted wardrobes and modern family bathroom with shower over the bath. Further benefits include gas central heating, full Upvc double glazing, low maintenance and landscaped rear garden and single garage with one off road parking space. Available around the middle of July, viewing is very highly recommended. EPC Rating C. Council Tax Band C.

£1,250 PCM



3



2

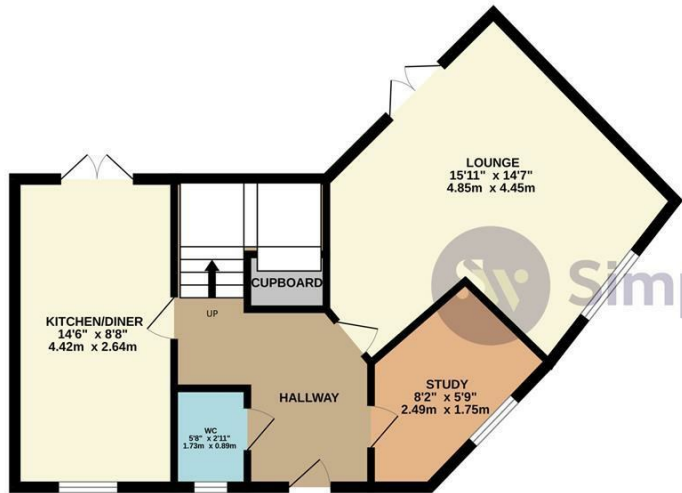


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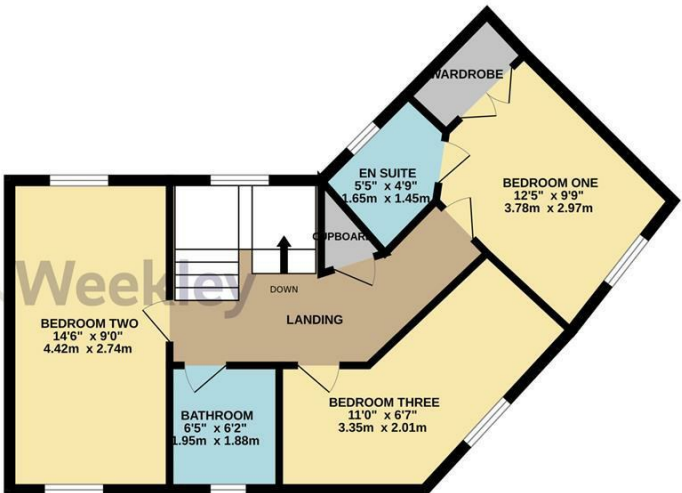


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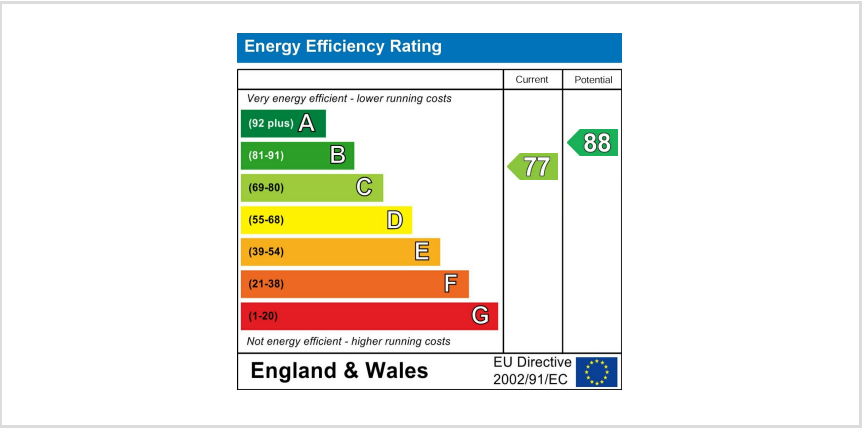
GROUND FLOOR



1ST FLOOR



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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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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

30 High Street, Rushden, Northants, NN10 0PW