



16 Regency Court
Rushden, NN10 6EY



Simpson & Weekley

Simpson and Weekley are delighted to offer to market this excellent three-bedroom family home, situated just a short walk from the town centre with all the amenities you could expect.

There is spacious and well-appointed accommodation set over two floors, to include an entrance hall, living room, kitchen/breakfast room with separate storage or utility space, dining room and cloakroom/WC on the ground floor. On the first floor are three bedrooms, two of which are large double rooms with an ensuite off the master, and a family bathroom. Further benefits to the property include re-fitted kitchen and bathrooms, and re-decoration throughout.

Outside, there is a lawned front garden, with a detached single garage and off-road parking to the side. There is also a private, south-east facing garden which is the perfect blank canvass for the new owners to put their stamp.

EPC Rating C, Council Tax Band C.

£260,000



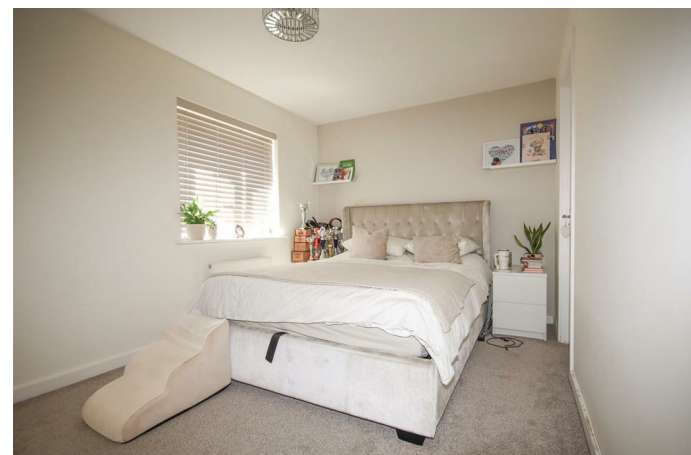
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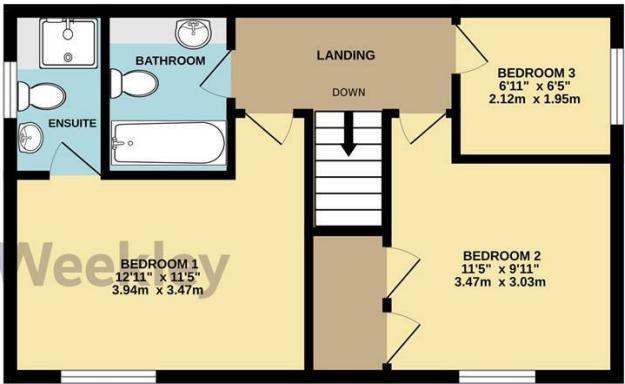


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GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.

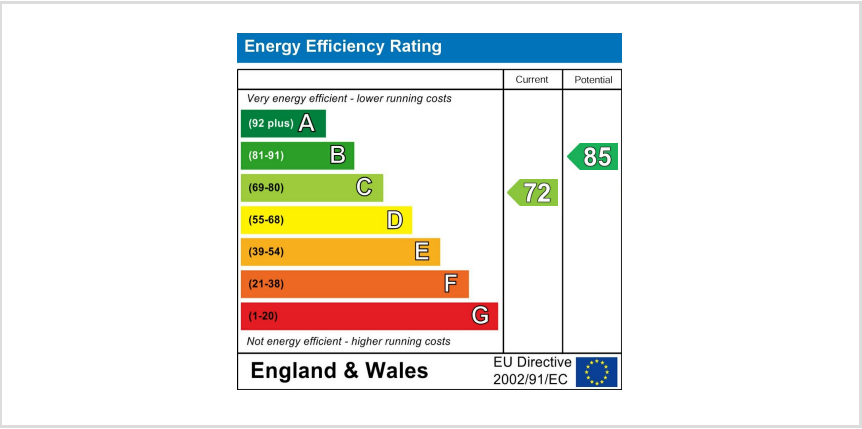


1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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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