



35 Talbot Road

Rushden, Northamptonshire NN10 9NS



Simpson & Weekley

Simpson and Weekley are delighted to offer to market this beautifully presented, three-bedroom extended family home. Having been tastefully enhanced by the current owner, this property is the perfect home ready to move straight in.

There is approximately 1,000 sq. ft of well-proportioned living accommodation set over two floors, comprising a spacious entrance hall, a bay-fronted and open-plan living/dining room, an extended 17ft kitchen/breakfast room and shower room on the ground floor. On the first floor are three bedrooms - two of which are doubles - and a re-fitted bathroom. There is a well maintained, wall-enclosed front garden with gated access to the rear, where you will find a large and beautifully tended garden.

The property itself is within easy walking distance to a wide variety of amenities and countryside walks. The popular Rushden Lakes Shopping and Leisure Centre is just a few minute's drive, where you will find a selection of restaurants, shops, and activities. For commuters, there is easy access to both the A6 and A45.

EPC Rating D, Council Tax Band C.

£250,000



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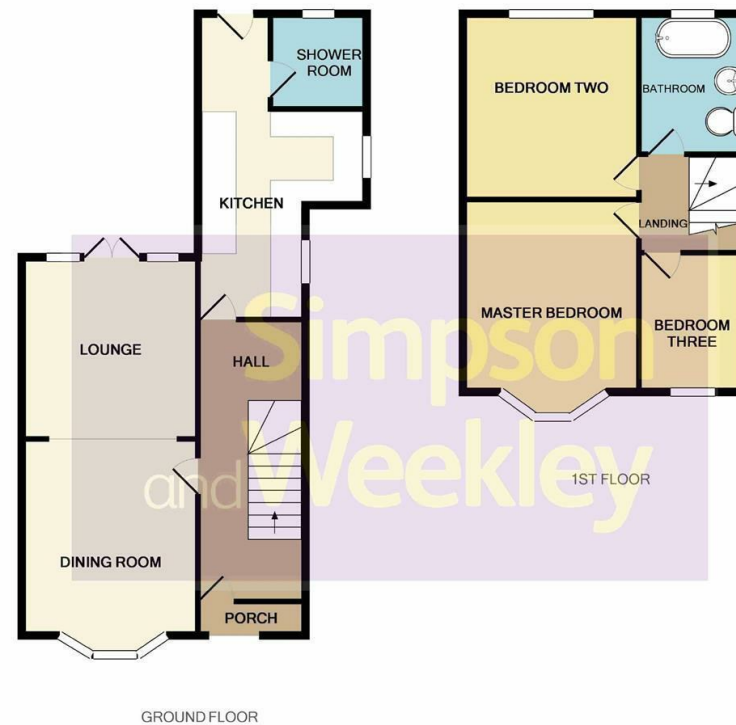
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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) 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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