14 Griffith Street
Rushden, NN10 0RL

Simpson & Weekley

LOCATION, LOCATION, LOCATION Simpson and Weekley are delighted to offer to the market this fantastic three bedroom Victorian family home. Ideally located on the highly sought after Griffith Street on the edge of Rushden town centre. The home offer easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The property is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, dining room, kitchen, utility room and WC downstairs. The first floor boasts three double bedrooms and a family bathroom. The home also benefits from gas central heating, with a brand new boiler and double glazing. Externally there is a private rear garden with off street parking to the rear of the home and a outbuilding that can be used as a garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band A, EPC Rating D
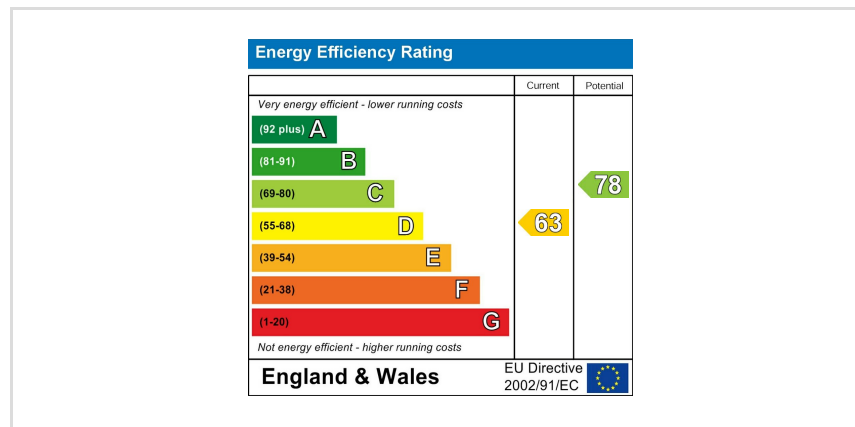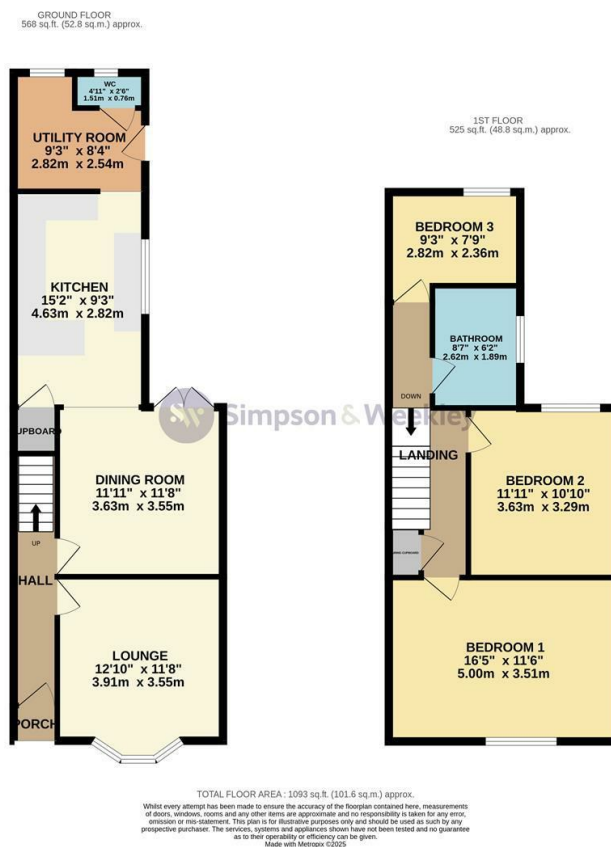
£325,000

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GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.

WC
4'11" x 2'6"
1.51m x 0.76m

UTILITY ROOM
9'3" x 8'4"
2.82m x 2.54m

KITCHEN
15'2" x 9'3"
4.63m x 2.82m

BEDROOM 3
9'3" x 7'9"
2.82m x 2.36m

BATHROOM
8'7" x 6'2"
2.62m x 1.89m

DOWN

LANDING

CUPBOARD

DINING ROOM
11'11" x 11'8"
3.63m x 3.55m

UP

HALL

BEDROOM 2
11'11" x 10'10"
3.63m x 3.29m

LOUNGE
12'10" x 11'8"
3.91m x 3.55m

BEDROOM 1
16'5" x 11'6"
5.00m x 3.51m

PORCH

Simpson & Weekley

TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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			78
(55-68) D		63	
(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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Simpson & Weekley

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