



2 Castle Court
Rushden, NN10 9HG



Simpson & Weekley

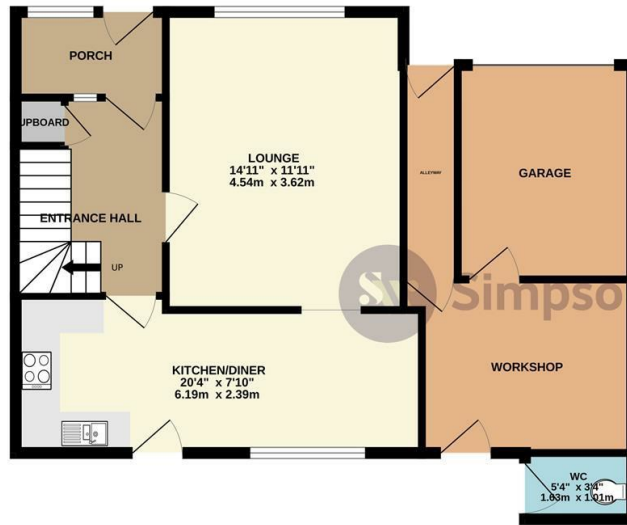
Situated in a sought after cul-de-sac within walking distance of the popular South End and Whitefriars schools is this 'Alfred Underwood' built three bedroom semi-detached family home. Having undergone a number of modernisations in recent years, the house now boasts a refitted shower room, has undergone cosmetic updating throughout and only needs a new kitchen to finish off and make it an impressive show home property. There are also benefits of parking leading to a garage with adjoining workshop and outside toilet. The accommodation in brief comprises entrance hall, living room open plan to kitchen/dining room, three well proportioned bedrooms and a refitted shower room. Externally there is a front garden with a driveway providing off road parking leading to the garaging and an enclosed rear garden with a lawn area and paved patio. EPC Rating C, Council Tax Band C



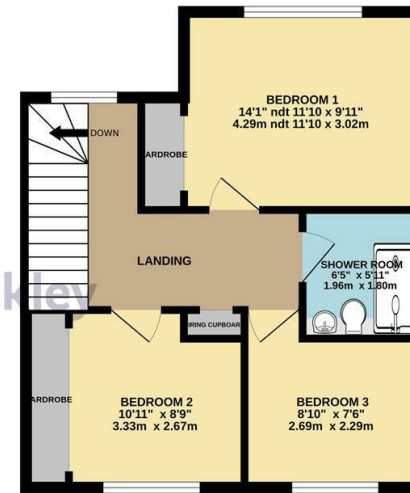
£290,000



GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1102 sq.ft. (102.4 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		86
(69-80) C	74	
(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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