



7 Newman Street
Rushden, NN10 8JW



Simpson & Weekley

Situated in a well-regarded area in the historical market town of Higham Ferrers is this excellent three-bedroom terrace home, offered to the market in superb condition throughout.

There is well-appointed accommodation set over two floors, comprising an entrance hall, living room and kitchen/dining room on the ground floor. On the first floor are three good-sized bedrooms and a re-fitted family bathroom. There is a small fence-enclosed front garden, and a sizeable garden to the rear which is mostly laid-to-lawn with a patio area providing plenty of space for outdoor furniture.

The property itself is positioned in a lovely quiet location, whilst being conveniently located within walking distance to the market town centre and all the amenities you could expect. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre and Stanwick Lakes Nature Reserve. For commuters both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band B.

£240,000



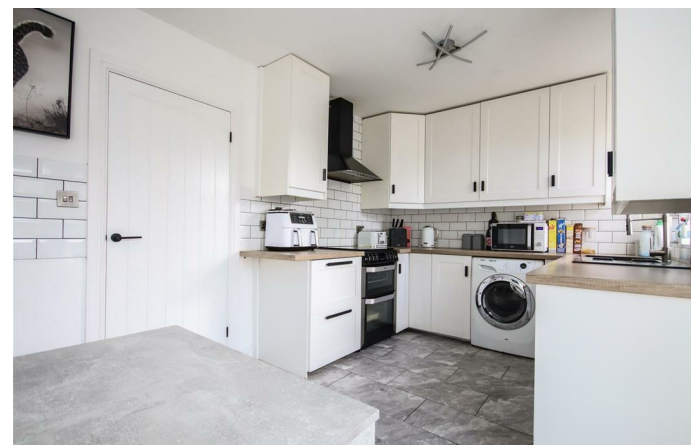
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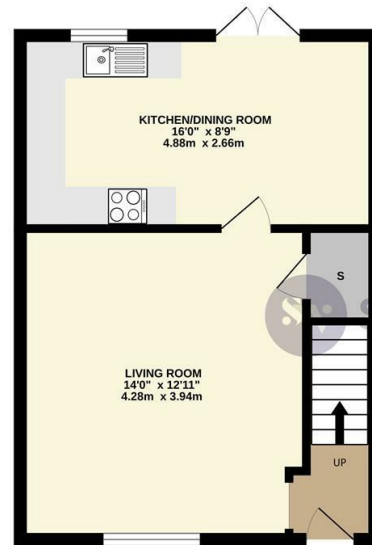


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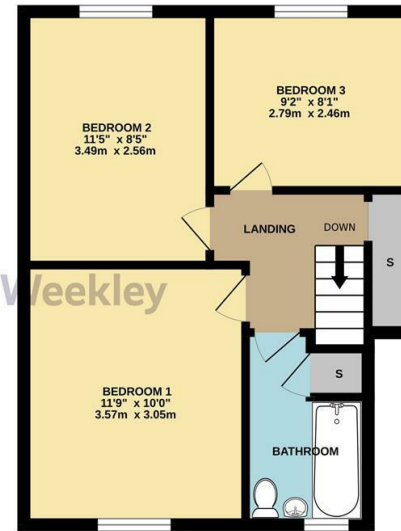


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GROUND FLOOR
364 sq.ft. (33.8 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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.
Made with Metropix C2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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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