



32 Irchester Road

Rushden, Northamptonshire NN10 9XE



Simpson & Weekley

Offered to the market with no onward chain is this superb end of terrace home, currently rented out as a four-bedroom HMO achieving a rental income of £2,059 per month.

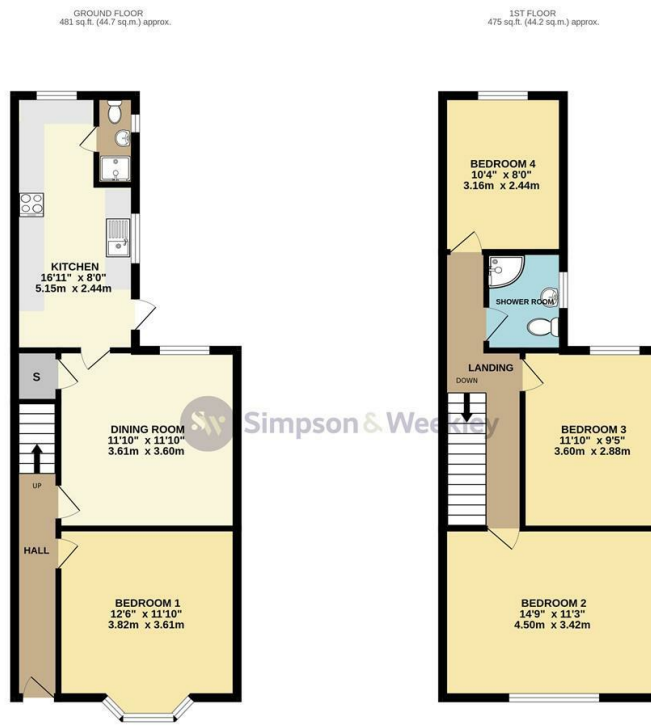
There is well appointed accommodation set over two floors, comprising in brief an entrance hall, living/dining room, kitchen, shower room, and one bedroom on the ground floor. On the first floor you will find three further bedrooms together with a separate shower room. Externally, you will find a wall-enclosed front garden, parking to the rear, and a small courtyard garden.

The property itself is very conveniently located within walking distance to the town centre and a range of amenities, and for nature-lovers there are a variety of beautiful countryside walks nearby. For commuters, both the A6 and A45 are easily accessible.

EPC Rating D, Council Tax Band A.

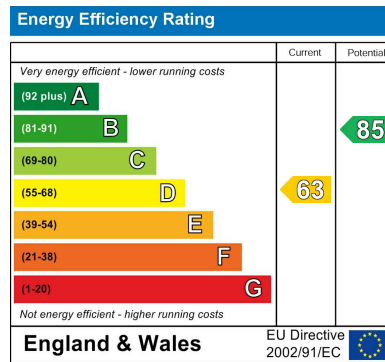
£210,000





TOTAL FLOOR AREA: 957 sq ft. (88.9 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 misstatement. 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 (2020)



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW