



48 Sartoris Road
Rushden, NN10 9TL



Simpson & Weekley

****THE WOW FACTOR**** *****BAY FRONTED TERRACE***** Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom terrace house. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; Entrance hallway, bay fronted lounge with window shutters and wood burner, dining room, kitchen, bathroom and WC downstairs. The first floor boasts a large master bedroom with built in full height wardrobes, there is a second double bedroom with built in wardrobes and a third double bedroom. There is also a large loft room that has skylight windows along with power and lighting. The home also benefits from gas central heating and double glazing. Externally there is a fully enclosed private rear garden with a raised patio seating area. An internal viewing is highly recommended to full appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band A

Offers In Excess Of £200,000



3



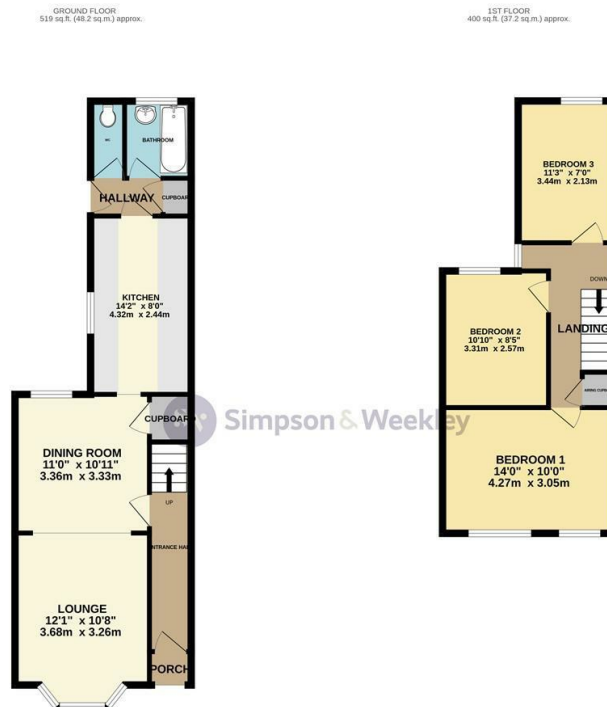
1



2

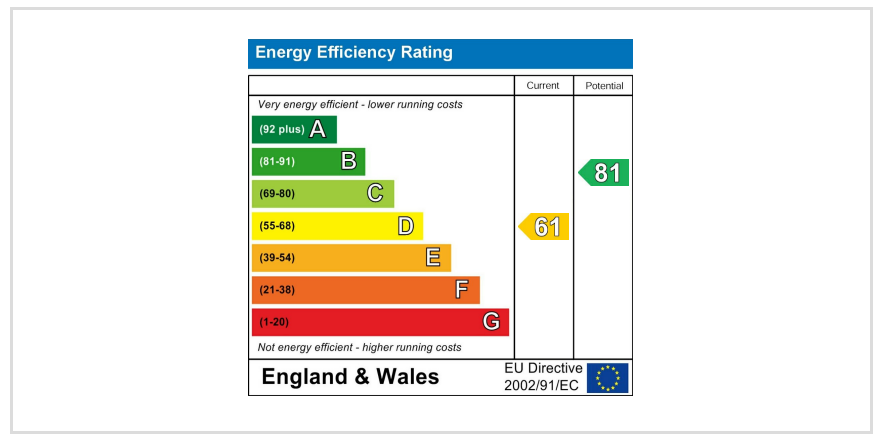


Simpson & Weekley



TOTAL FLOOR AREA: 920 sq ft (85.4 sq m.) approx.

While 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 Homestyler 12/2023



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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