



18 Glamis Close

Rushden, Northamptonshire NN10 0QP



Simpson & Weekley

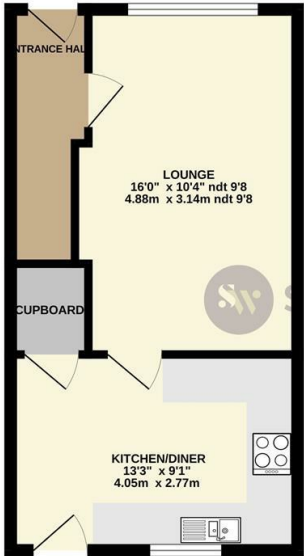
Situated in a cul-de-sac on a popular development towards the south side of Rushden is this three bedroom semi-detached house. Offered to the market with no upward chain, the property benefits from gas radiator central heating, double glazing, off road parking and an established rear garden. The accommodation in brief comprises entrance hall, living room and kitchen/diner to the ground floor. To the first floor there are three bedrooms and a family bathroom and externally there is an enclosed rear garden mainly laid to lawn and a gravelled front garden and driveway providing off road parking. The location offers a good level of convenience with schools, parks and shops all within walking distance whilst the near A6 bypass provides routes to Bedford or the A45 leading to Rushden Lakes and the larger town of Wellingborough where a direct train from the station can see you arriving into London St Pancras within an hours journey. An ideal first time purchase, property to downsize to, family home or buy to let investment. EPC Rating D, Council Tax Band B



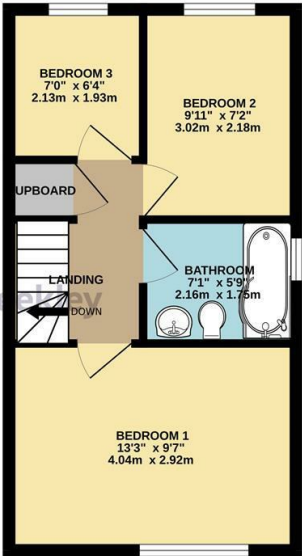
£240,000



GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	64	
(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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