



3 Batsmans Drive
Rushden, NN10 6EW



Simpson & Weekley

*****AMAZING LOCATION*** ***FOUR DOUBLE BEDROOMS***** Simpson and Weekley are delighted to offer to the market this wonderful four-bedroom town house. Perfectly positioned on the highly desirable Batsmans Drive off of Hayway on the edge of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home offers generous living accommodation set over three floors and comprising in brief; entrance hallway, lounge, dining room, kitchen and WC downstairs. The first floor offers three double bedrooms and a family bathroom. Concluding the internal accommodation is a large master bedroom with three built in wardrobes and a en-suite shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed rear garden, a single garage and ample off street parking to the front of the home. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band D, EPC Rating C

£290,000



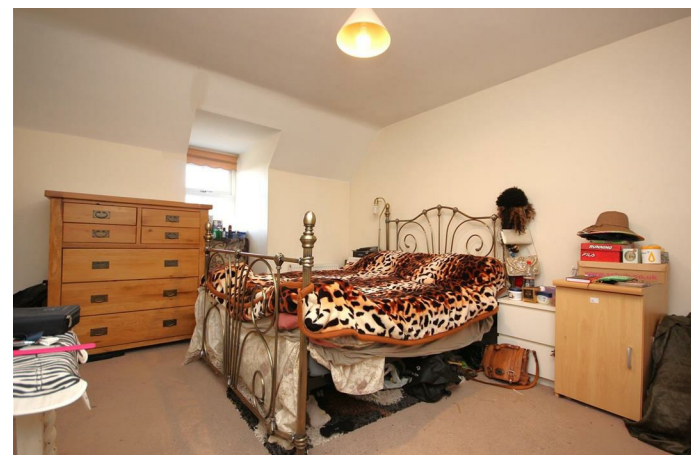
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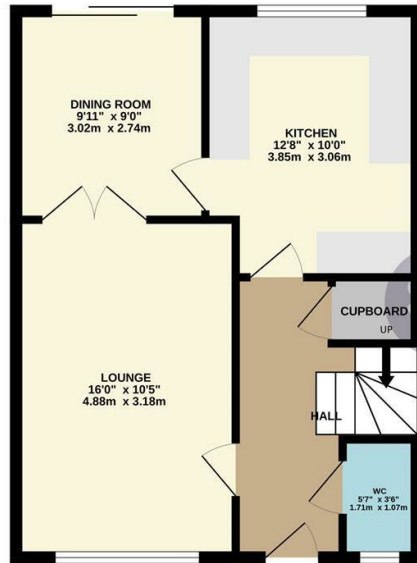


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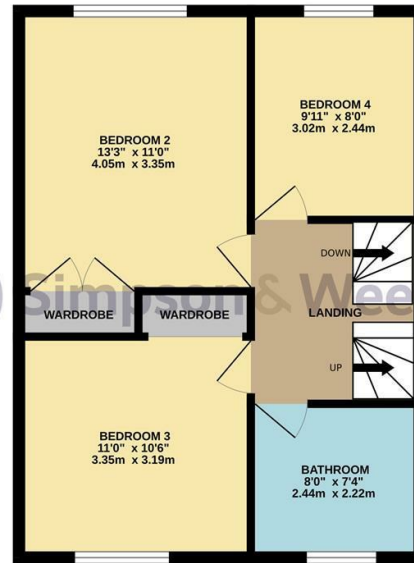


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GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



2ND FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 1264 sq.ft. (117.4 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		87
(69-80) C	78	
(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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