



96 Park Road
Rushden, NN10 0LU



Simpson & Weekley

FULL LOFT CONVERSION ***THREE DOUBLE BEDROOMS*** ***MODERN KITCHEN*** Simpson and Weekley are delighted to offer to the market this spacious three bedroom, three story family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, open plan lounge dining room, modern kitchen, utility room and downstairs shower room. The first floor offers two double bedrooms and a modern family bathroom and the top floor boasts a large double bedroom that could be split into two separate rooms. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and a small courtyard front garden. An internal viewing is highly recommended to fully appreciate the size and space available in this fantastic home. EPC Rating D, Council Tax Band A



Offers In Excess Of £220,000

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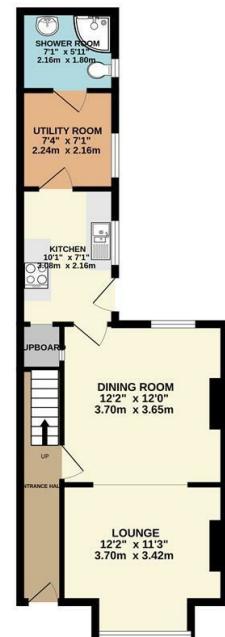


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GROUND FLOOR
493 sq ft. (45.8 sq m.) approx.

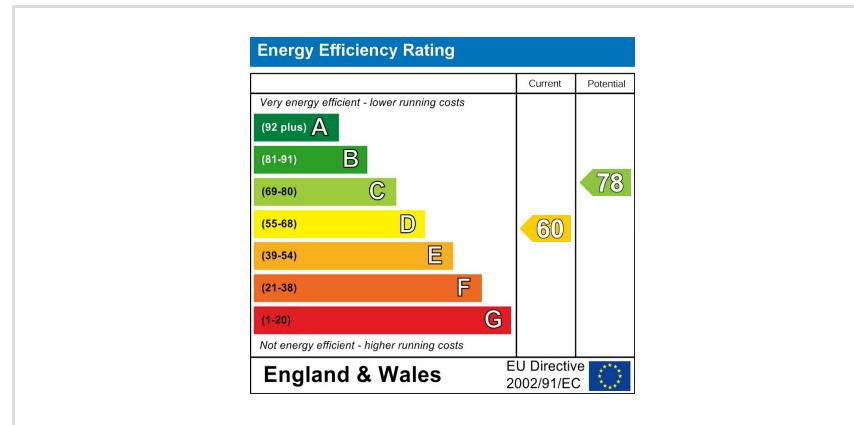
1ST FLOOR
392 sq ft. (35.5 sq m.) approx.

2ND FLOOR
191 sq ft. (17.7 sq m.) approx.



SW Simpson & Weekley

TOTAL FLOOR AREA: 1066 sq ft. (99.0 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the plan contained herein, measurements of doors, windows and other fixtures and fittings may not be exact. No warranties are given for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.
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Making Every
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01933 418917

rushden@simpsonandweekley.co.uk

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

30 High Street, Rushden, Northants, NN10 0PW