



86 Wellingborough Road  
Rushden, NN10 9TD



**Simpson & Weekley**

\*\*\*YOUR NEXT PROJECT\*\*\* \*\*\*FOUR STORY TOWNHOUSE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom four story town house. The home is ideally located along the highly sought after Wellingborough Road and offers easy access to lots of local amenities including shops, schools, parks, doctors and the popular Rushden Lakes development. The home is in need of modernisation and boasts ample living accommodation set over four floors and comprising in brief; entrance hallway, lounge, dining room and kitchen on the ground floor. The first floor boasts a large master bedroom and family bathroom. The top floor offers two large double bedrooms. Concluding the internal accommodation is a good size cellar. Externally there is also a small garden. An internal viewing is highly recommended to see the size and potential this amazing home has to offer. EPC Rating D, Council Tax Band A

£130,000

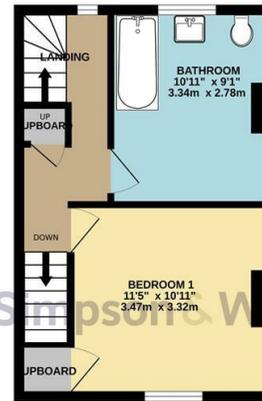
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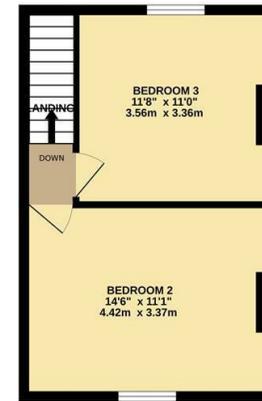
GROUND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



2ND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 991 sq.ft. (92.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Simpson  
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