



16 Gravely Street  
Rushden, NN10 9XH



**Simpson & Weekley**

\*\*\*BEAUTIFUL GARDENS\*\*\* Simpson and Weekley are delighted to offer to the market this three-bedroom family home. The property is ideally located on the edge of Rushden town centre and offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is wonderfully presented throughout and offers living accommodation set over two floors and comprising in brief; entrance hallway open plan lounge dining room, modern re-fitted kitchen, a garden room, and WC downstairs. The first floor boasts a large master bedroom with built in wardrobes and en-suite shower room. There are two further bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a beautiful rear garden, a fully enclosed landscaped front garden and there is a private secluded parking for two cars to the rear of the property. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band B



Offers In Excess Of £250,000



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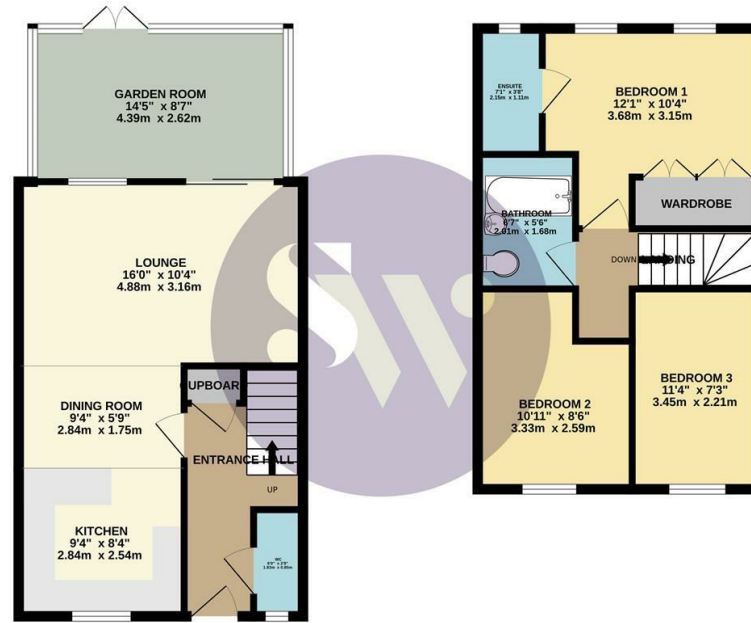


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GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.

1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 Metropack (2022)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Simpson  
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Journey Personal



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