



13 Osborne Close  
Rushden, NN10 0BL



**Simpson & Weekley**

Offered to the market with no upward chain is this well presented, three bedroom semi-detached family home. Boasting a modern refitted kitchen with solid wood worktops and a through lounge/diner with French doors to the garden this mature property also comes with off road parking and a garage. The accommodation in brief comprises entrance hall, lounge/dining room, kitchen and utility room to the ground floor. To the first floor there is a landing leading to a family bathroom and three well proportioned bedrooms. Externally there is a lawned rear garden and a low maintenance front garden providing off road parking and access to a single garage via a shared driveway. There are schools, parks and shops all within walking distance and easy access to the A45 and A6 makes this an ideal location for anyone commuting with their work. EPC Rating D, Council Tax Band B



Offers In Excess Of £215,000



3



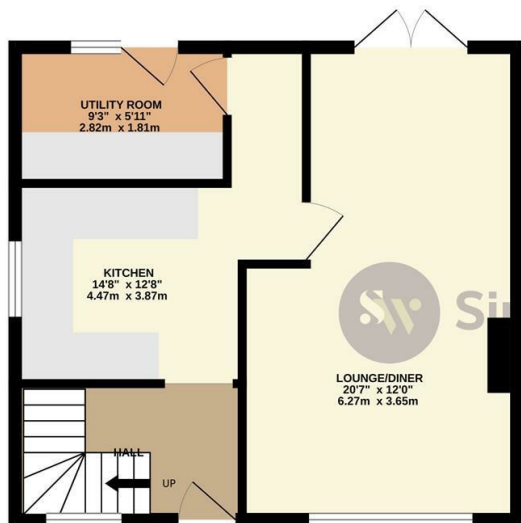
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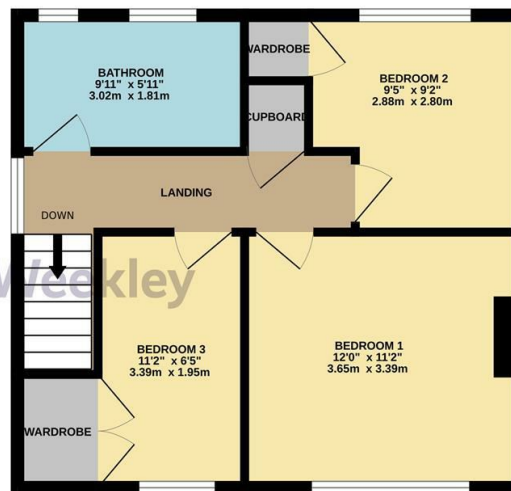
2



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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>		
(55-68) <b>D</b>	68	78
(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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