



34 St. Peters Avenue
Rushden, NN10 6XW



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this rarely-available bay-fronted family home, situated on the highly sought-after, tree-aligned 'St Peter's Avenue'.

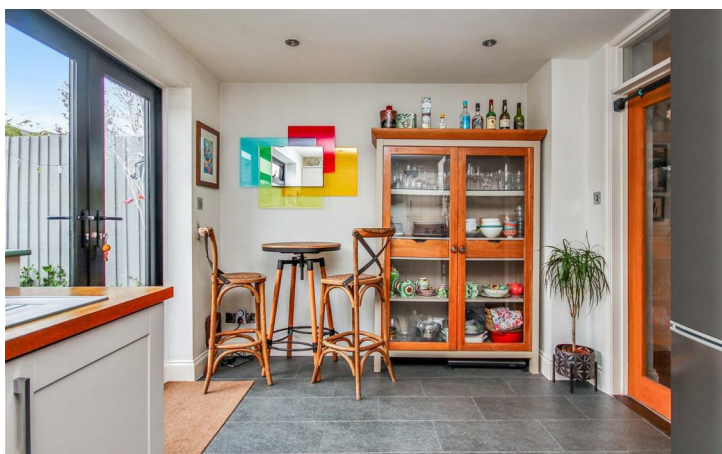
There is immaculate, well-appointed accommodation set across two floors. In brief, the ground floor accommodation comprises an entrance hall, bay-fronted living room open-plan to the dining room, a cloakroom/WC, and a re-fitted kitchen/dining room. On the first floor you will find three bedrooms, two doubles and one single, together with a re-fitted shower room.

Externally, there is a detached brick-built single garage, and off-road parking to the front of the property. The rear of the garage has been converted to provide a small office space, and there is a beautiful southeast-facing garden which has been vastly improved by the current owner to provide multiple aspects.

St. Peters Avenue is a sought-after tree-aligned street towards the edge of Rushden, just off Wellingborough Road, conveniently just a 20-minute walk from the popular Rushden Lakes Shopping and Leisure Centre where you will find a variety of shops, restaurants, cafe's, and immediate access to miles of countryside walks and cycle paths. There are a further selection of amenities in the town, and for commuters both the A6 and A45 are easily accessible.

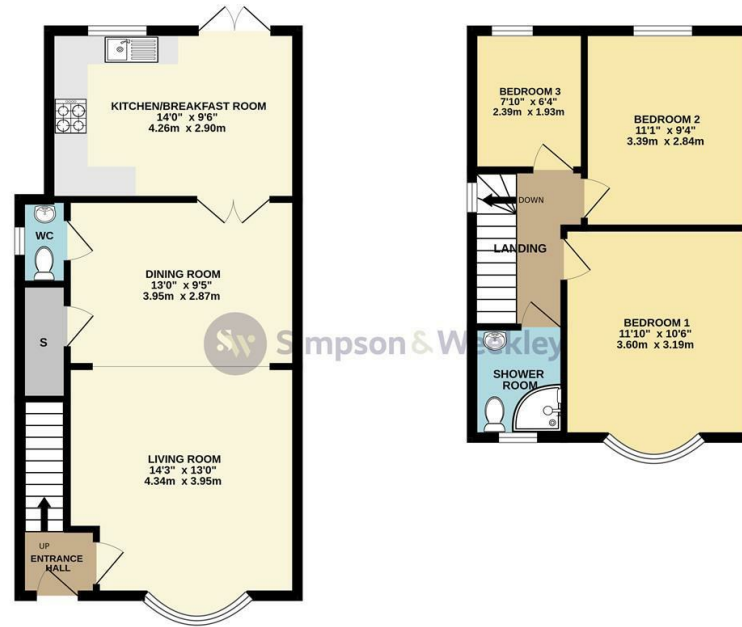
£325,000

3 1 2



GROUND FLOOR
487 sq. ft. (45.3 sq.m.) approx.

1ST FLOOR
363 sq. ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 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 misstatement. 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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