



192 Wellingborough Road  
Rushden, Northamptonshire NN10 9SX



**Simpson & Weekley**

Fantastic Opportunity to be used as an investment property or family home due to it's internal size of accommodation!

Offered to the market with no upward chain, this terraced house is a true gem waiting to be discovered. Boasting a delightful blend of modern amenities and classic charm, this property is perfect for those seeking a spacious family home or alternatively looking for a property as a buy-to-let investment.

Step inside to find three reception rooms offering ample space for entertaining or relaxing. With four bedrooms, two bathrooms and a cloakroom spread across three floors, there's plenty of room for the whole family to enjoy. The character bay fronted design adds a touch of elegance to this family residence.

The convenience of having Rushden Lakes retail and leisure complex, the High Street, schools, and parks all within walking distance is ideal. Additionally, direct trains from nearby Wellingborough can whisk you to London in under an hour, making commuting a breeze.

Don't miss the opportunity to make this charming property your new home. Book a viewing today and step into a world of comfort and convenience in the heart of Rushden. EPC Rating D, Council Tax Band B

Offers In Excess Of £265,000



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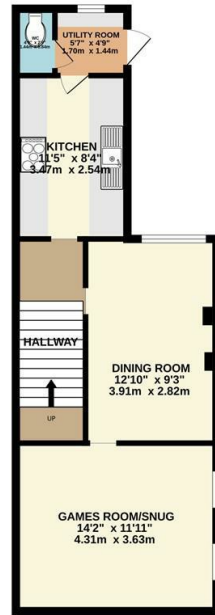
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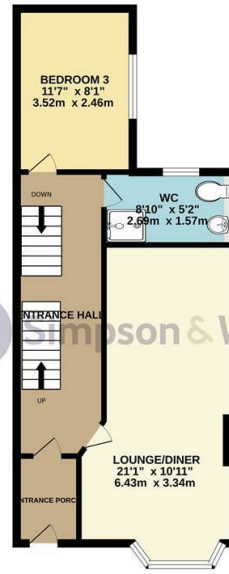
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BASEMENT LEVEL  
499 sq.ft. (46.4 sq.m.) approx.



GROUND FLOOR  
504 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(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	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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

30 High Street, Rushden, Northants, NN10 0PW