



62 Ennerdale Road
Rushden, NN10 0JL



Simpson & Weekley

*****TWO BEDROOM SEMI-DETACHED HOME WITH PARKING***** Simpson and Weekley are delighted to offer to the market this very well presented two bedroom semi detached family home. The property is ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks, and the always popular Rushden Lakes development. The property offers living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen diner and conservatory downstairs. The first floor boasts two double bedrooms and a re-fitted family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden with a timber-built summerhouse and decked patio seating area. To the front of the home is a small courtyard front garden and private driveway. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band B

£240,000



2



1

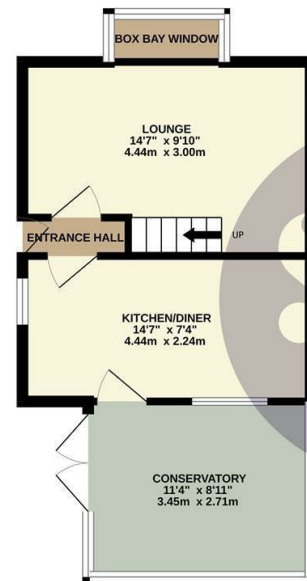


2



Simpson & Weekley

GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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.
Made with Metropack C3023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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