



7 York Road

Rushden, Northamptonshire NN10 0LB



**Simpson & Weekley**

\*\*\*ONE OF A KIND\*\*\* Simpson and Weekley are delighted to offer to the market this beautifully presented and extended Victorian family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, and the ever popular Rushden Lakes development. The home offers beautifully presented living accommodation set over two floors and comprising in brief; entrance hall with original mosaic tiled floor leading to an open plan lounge, dining, kitchen and sun room with bi-folding patio doors opening onto a beautifully presented private rear garden to the ground floor. To the first floor there are two large double bedrooms and a modern four piece family bathroom with a double shower and freestanding roll top bath. The home is offered in excellent condition and viewing is highly recommended to appreciate all this stunning home has to offer. Call the office today to arrange your viewing! EPC Rating D, Council Tax Band A



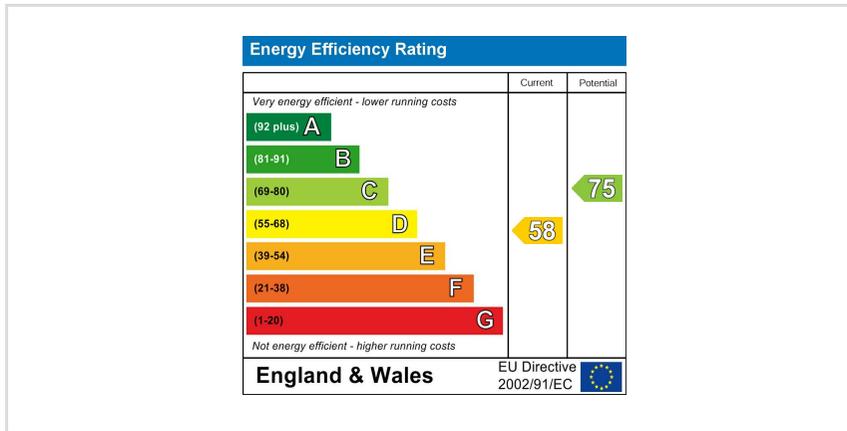
£299,995

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While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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**.



**Simpson  
& Weekley**

Making Every  
Journey Personal



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