



3 Manton Road

Rushden, Northamptonshire NN10 0JT



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer to the market this unique two bedroom detached house offering modern open plan accommodation. Located in a convenient location close to the town centre, local amenities and the A6, the house is deceptively spacious throughout with the added benefit of off road parking, a small garden and living space set over two floors. The accommodation in brief comprises entrance hall, downstairs WC and a modern open plan kitchen/dining room to the ground floor. To the first floor there is an open plan lounge/dining room, two bedrooms and a modern family bathroom. To the outside there is access to a small lawned garden and one allocated parking space in a car park. The property is offered in excellent order throughout and viewing is considered essential to appreciate the size and condition of this lovely home. Sorry, strictly no pets. EPC Rating C. Council Tax Band B.

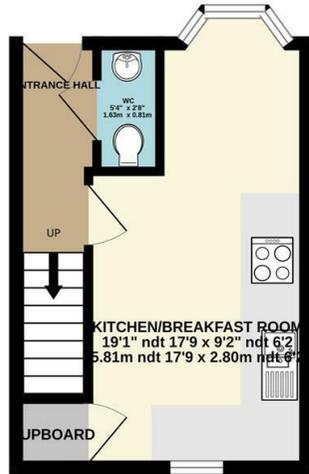


£1,025 PCM

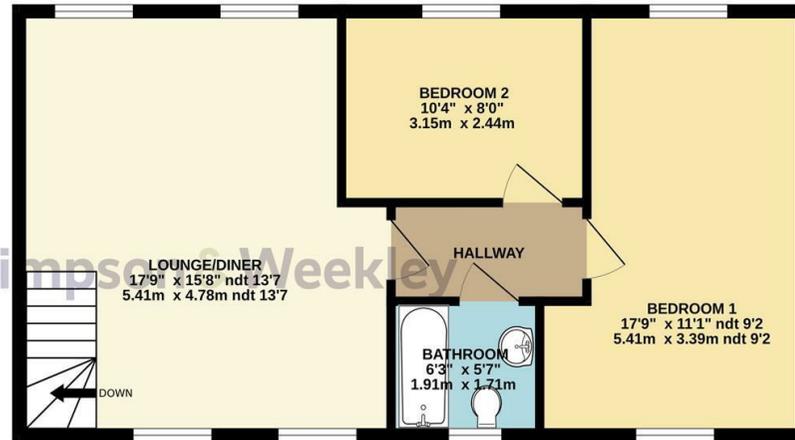
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GROUND FLOOR
222 sq.ft. (20.6 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 809 sq.ft. (75.1 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Current: 77, Potential: 82



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