



11 Rye Close

Rushden, Northamptonshire NN10 0TW



Simpson & Weekley

****RE-FITTED KITCHEN AND BATHROOM**** Simpson and Weekley are delighted to offer to the market this modern two-bedroom terraced home, situated on the popular Greenacre drive development towards the South side of Rushden.

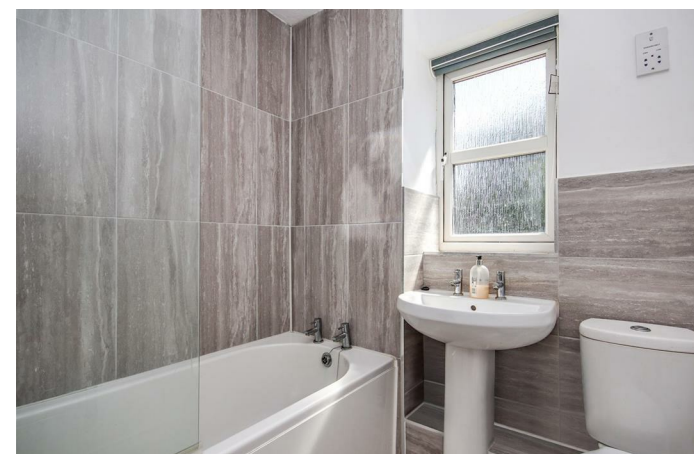
There is well-appointed accommodation set across two floors. The ground floor comprises an entrance hall with staircase leading to the first floor, a spacious living room, and re-fitted kitchen/dining room to the rear. On the first floor are two well-proportioned bedrooms and a modern bathroom.

Externally, there is a small front garden and a fence-enclosed garden to the rear, which is mostly laid to lawn with a patio area for outdoor seating. Additionally, the property benefits from off-road parking for two cars.

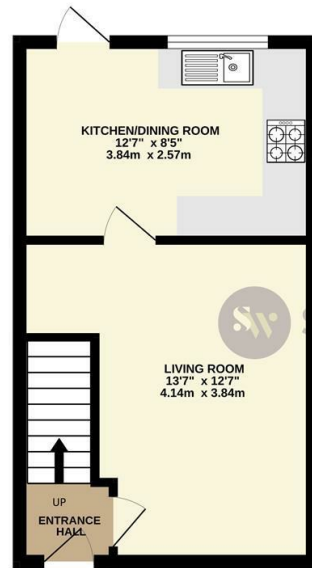
Rye Close is a quiet cul-de-sac on the well-regarded Greenacre drive development, just off Bedford Road, and close to a range of local amenities including shops, schools and parks, with Rushden town centre and the popular Rushden Lakes shopping and leisure complex both within easy reach. Excellent road links via the A6 and A45 provide convenient access to Wellingborough, Northampton and Bedford, while nearby Wellingborough railway station offers direct services to London St Pancras, making the area ideal for commuters.

EPC Rating C, Council Tax Band B.

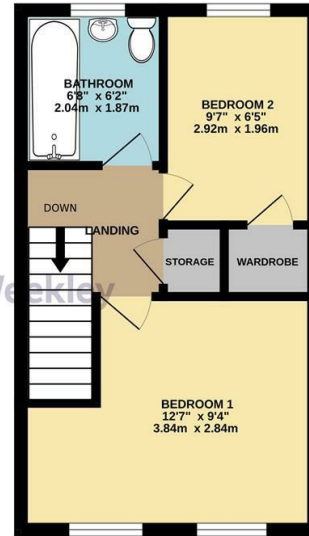
£200,000



GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.



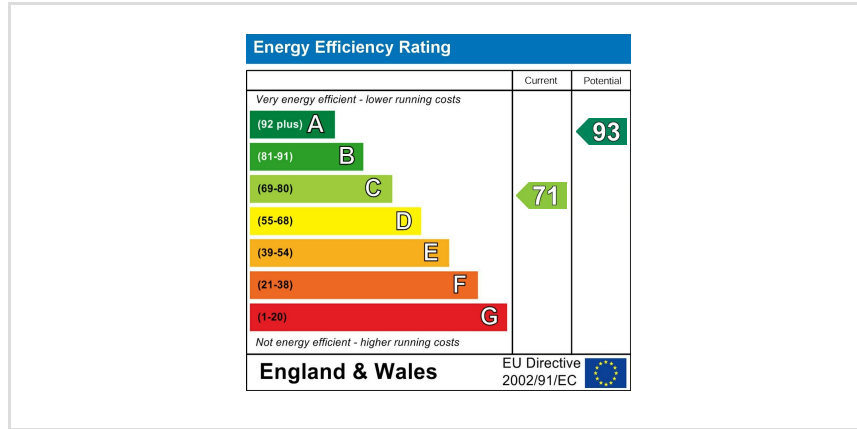
1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



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TOTAL FLOOR AREA: 565 sq.ft. (52.5 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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