



25 Ennerdale Road
Rushden, NN10 0JL



Simpson & Weekley

****NO ONWARD CHAIN**** Simpson and Weekley are delighted to offer to the market this excellent two double-bedroom, semi-detached home, having been improved throughout by the current owner and ready for its' new owner to move straight in.

The accommodation is well-appointed and arrange over two floors. The ground floor accommodation comprises an entrance hall with a staircase rising to the first floor, a re-fitted kitchen/dining room, living room with sliding doors to the rear garden, and a modern shower room. There are two large double bedrooms on the first floor.

Externally, there is a hedge-enclosed front garden with off-road parking, accessing a car port and a detached single garage. To the rear is a private fence-enclosed garden which is mostly laid to lawn with a patio area for outdoor seating, and a further timber shed to the rear of the garage.

The property itself is situated 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.

£235,000



2



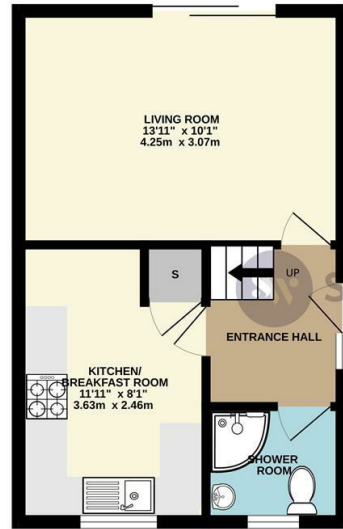
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1



GROUND FLOOR
306 sq.ft. (28.5 sq.m.) approx.



1ST FLOOR
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA - 613 sq.ft. (56.9 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	



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