



13 Manton Road

Rushden, Northamptonshire NN10 0JT



Simpson & Weekley

NEW INSTRUCTION Simpson and Weekley Lettings are delighted to offer to the market this fantastic two bedroom bay fronted terrace house with the added bonus of an en-suite shower room in addition to a further bathroom. Ideally located on the edge of Rushden town centre and offering easy access to local amenities including shops, schools, parks and the popular Rushden Lakes development. Available towards the end of June, the ample living accommodation briefly comprises bay fronted lounge, separate dining room, well appointed modern kitchen and modern family bathroom with shower over the bath to the ground floor. The first floor offers a large master bedroom with en-suite shower room and a second double bedroom with fitted cupboard/wardrobe. Further benefits include gas central heating and double glazing throughout. Externally there is a low maintenance rear garden and a small courtyard front garden. Available towards the end of June, an internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D. Council Tax Band A



£995 PCM



GROUND FLOOR
384 sq ft (35.6 sq m) approx.

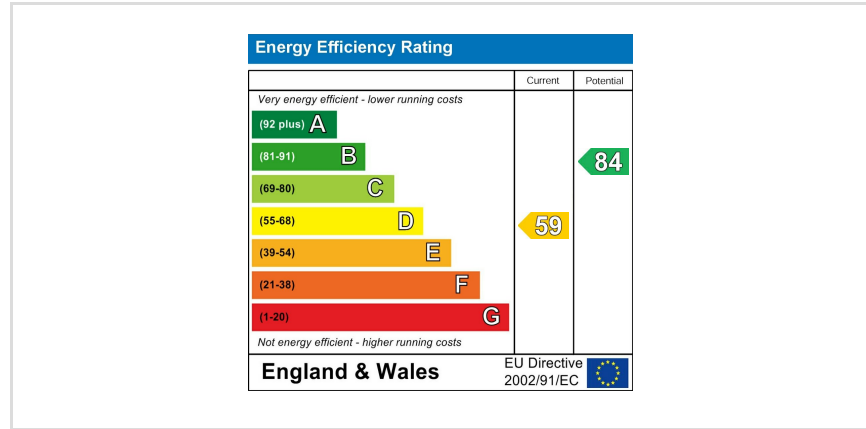
1ST FLOOR
296 sq ft (27.5 sq m) approx.



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TOTAL FLOOR AREA: 680 sq ft (64.1 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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