



72 Park Avenue
Rushden, NN10 9NR



Simpson & Weekley

CHAIN FREE FAMILY HOME Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom, semi-detached family home. Ideally located on the highly desirable Park Avenue on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen, conservatory and WC downstairs. The first floor boasts three double bedrooms all with built in wardrobes and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large and private rear garden with brick built outbuilding and timber summer house. To the front of the home is a large garage workshop, a enclosed front garden and private driveway. This home is a real must see so please give the office a call to arrange your viewing. Council Tax Band C, EPC Rating ordered, Council Tax Band C



Offers In Excess Of £325,000



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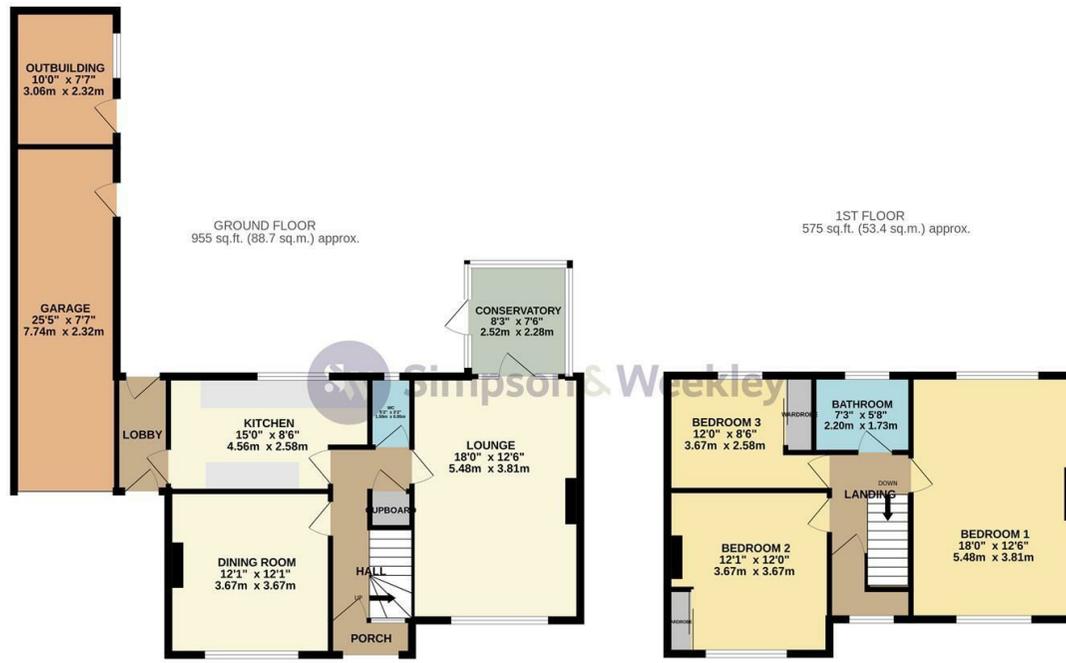


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TOTAL FLOOR AREA: 1530 sq.ft. (142.2 sq.m.) approx.

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	



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
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Making Every
Journey Personal



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