



7 Byron Crescent  
Rushden, NN10 6BL



**Simpson & Weekley**

Offered to the market with no upward chain is this extended, three bedroom semi-detached house. Set on a quiet residential street backing onto a green, the house comes with off road parking and a garage, is located within easy access of the A45 and has Rushden Lakes, schools and shops all within walking distance. Having been a long term family home, the property has been well maintained throughout the years but now offers an ideal opportunity for anyone wanting to move straight into a house where they can make it their own through cosmetic updating if they so wish. The accommodation in brief comprises entrance hall, a living room with double doors to the dining room which is now open to a further reception area that links to the extended kitchen. The first floor landing has doors to a family bathroom and three bedrooms. Externally there is a lawned front garden with a driveway providing off road parking and gated access to the rear garden that is also mainly laid to lawn with a paved patio and a dingle detached garage. EPC Ordered, Council Tax Band B



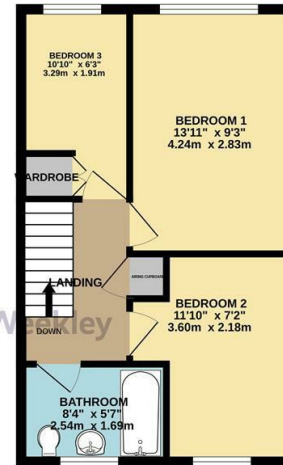
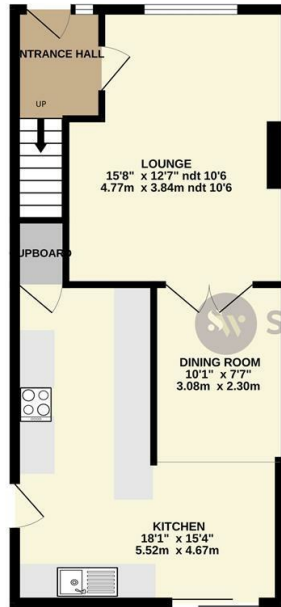
£250,000

 3  1  3



GROUND FLOOR  
515 sq. ft. (47.9 sq.m.) approx.

1ST FLOOR  
398 sq. ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq. ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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