



13 Roberts Street

Rushden, Northamptonshire NN10 0NG



Simpson & Weekley

CHAIN FREE Simpson and Weekley are delighted to offer to the market this well presented two-bedroom terrace house. Ideally located on the popular Roberts Street on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; open plan lounge dining room, kitchen, utility area and bathroom downstairs. The first floor boasts two double bedrooms. The home also benefits from gas central heating and double glazing throughout. externally there is an enclosed private rear garden. An internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer. EPC Rating, Ordered. Council Tax Band A



£175,000

2 1 1



GROUND FLOOR
409 sq ft. (38.0 sq m.) approx.

1ST FLOOR
264 sq ft. (24.5 sq m.) approx.



TOTAL FLOOR AREA - 673 sq ft. (62.5 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.
Made with Metreplan 02020



Energy Efficiency Rating

| | Current | Potential |
|----------------------------------------------------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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