



8 Wymington Park  
Rushden, NN10 9JP



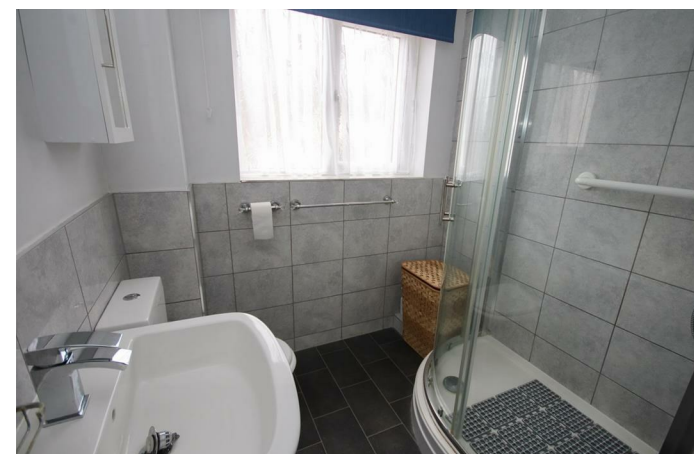
**Simpson & Weekley**

Offered to the market with no upward chain is this established, three bedroom detached family home. Set on the corner plot of a sought after cul-de-sac located nearby a doctors surgery and the stunning Hall Park the property offers a high level of convenience and even has shops and popular schools all within walking distance. The accommodation in brief comprises entrance hall, cloakroom, living room with French doors to the garden, separate dining room, kitchen and utility room to the ground floor. To the first floor there are three well proportioned bedrooms with an en-suite to the master bedroom and a family bathroom. Externally there is a lawned front garden, enclosed low maintenance rear garden with side door to garage and off road parking. A lovely family home ready to move into and perfect for anyone looking to add their own touch and make their own. EPC Rating D, Council Tax Band D

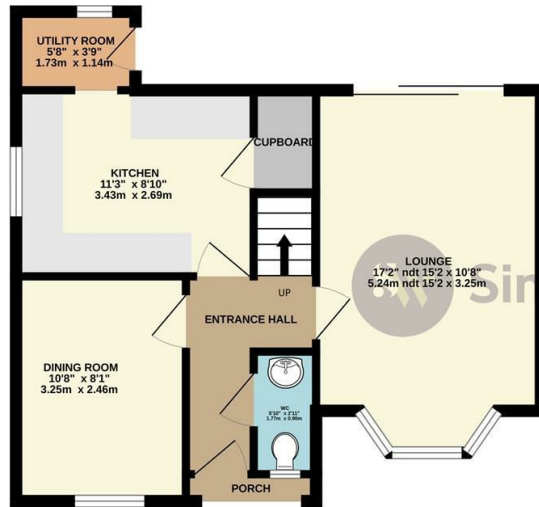


£315,000

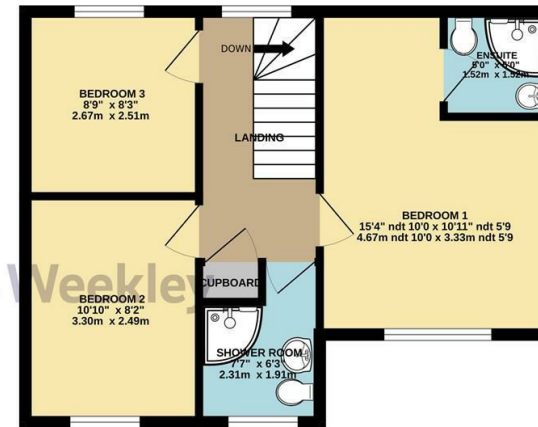
 3  3  2



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.5 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.  
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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>	64	72
(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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