



61 Grove Road.  
Rushden, NN10 0JY



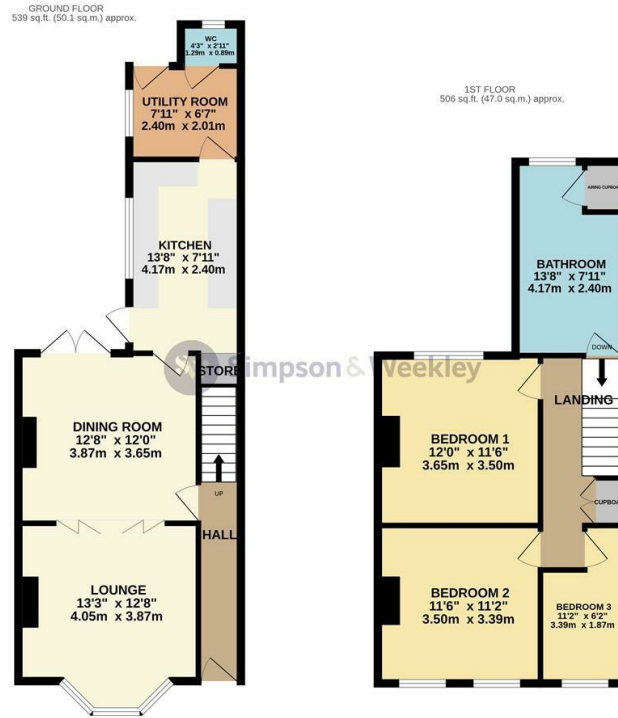
**Simpson & Weekley**

\*\*\*MOVE STRAIGHT IN\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic three bedroom bay fronted terrace house. Ideally located 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 wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, bay fronted lounge, dining room, kitchen, utility room and WC downstairs. The first floor offers two double bedrooms, a single third bedroom and a large four piece family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is fantastic rear garden with a timber built summer house and to the front of the home is a small courtyard front garden. An internal viewing is highly recommended to fully appreciate everything this fantastic home has to offer. EPC Rating E, Council Tax Band A



Asking Price £210,000





TOTAL FLOOR AREA: 1045 sq.ft. (97.1 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>		
(39-54) <b>E</b>	54	
(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	



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  
&Weekley**

Making Every  
Journey Personal



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