



Westfield Avenue  
Rushden, NN10 9RD



Simpson & Weekley

\*\*\*CHAIN FREE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic three bedroom semi-detached family home. Ideally located 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 has recently gone through an extensive renovation and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, modern kitchen and WC downstairs. The first floor offers two large double bedrooms, a good size single bedroom and a re-fitted modern shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a beautiful enclosed private rear garden. To the front of the home is a small courtyard front garden. EPC Ordered, Council Tax Band B



£250,000

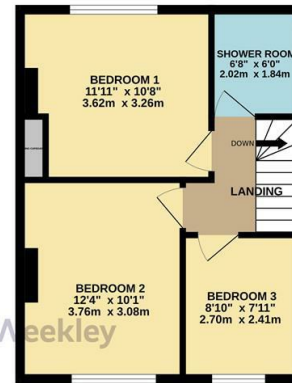
3 1 2



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.



1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 886 sq.ft. (82.4 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 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 Metreapp (2020)



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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