



156 Bedford Road
Rushden, NN10 0SB



Simpson & Weekley

Set down an exclusive 'no through road' towards the south side of Rushden is this sizeable detached bungalow that backs onto open fields. Offered to the market with no upward chain, the property benefits from accommodation that has been increased over the years to now provide a sizeable and versatile home that is ready to move into but also offers a perfect opportunity for anyone looking for somewhere they can make their own through modernisation and updating. The accommodation in brief comprises entrance hall, double doors to a living room, two double bedrooms, a third bedroom with built in wardrobes, bathroom, separate w.c., open plan kitchen/diner with double doors to the garden, sun room, office with rear door to garage and a shower room. Externally there is a front garden with parking leading to an oversized double garage providing an ideal workshop or storage area. The rear garden comes with a good degree of privacy, is an established and well maintained space mainly laid to lawn with a number of mature trees and shrubs, there is a paved patio, a further secluded seating area leading to a timber shed.

Located towards the south of Rushden provides easy access to the A6 leading to Bedford where a direct train from the town's station can see you arriving in London St Pancras in under 50 minutes. The A45 is also easily accessible by car, as is Rushden Lakes retail and leisure complex. EPC Ordered, Council Tax Band D

£375,000



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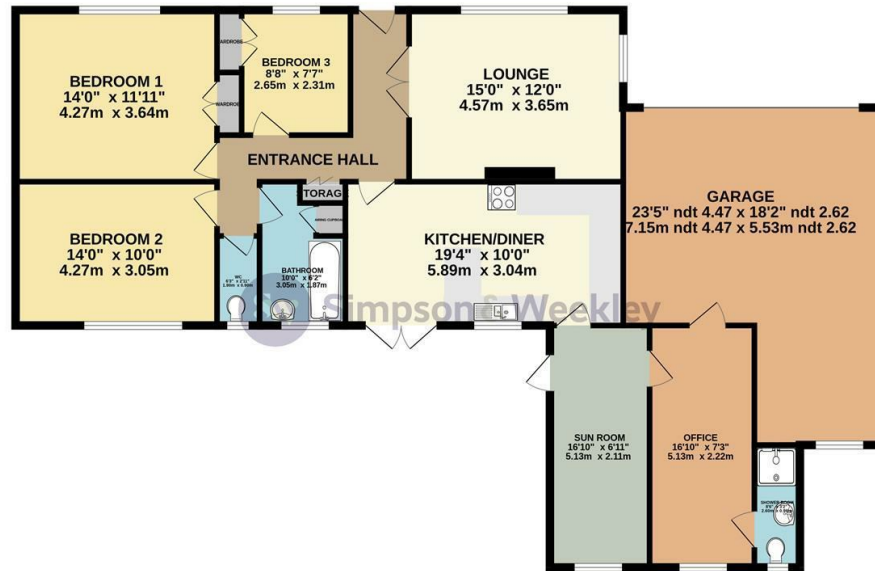
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GROUND FLOOR
1539 sq.ft. (143.0 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (143.0 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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