



31 Talbot Road
Rushden, NN10 9NS



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are pleased to offer this this three bedroom semi detached family home. Ideally located on the popular Talbot Road on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprises in brief entrance hall, open plan bay fronted lounge/dining room with patio doors leading to the rear garden and kitchen which will have a brand new cooker installed to the ground floor. The first floor boasts three good sized bedrooms, two of which have fitted wardrobes and a separate family bathroom with shower over the bath. The property also benefits from double glazing throughout and gas central heating. Externally there is a large private rear garden with lawned and patio area and a courtyard front garden. Available around the middle of July, an internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D. Council Tax C

£1,250 PCM



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GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.7 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) A		
(81-91) B		84
(69-80) C		
(55-68) D	56	
(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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