



22 Talbot Road  
Rushden, NN10 9NS



**Simpson & Weekley**

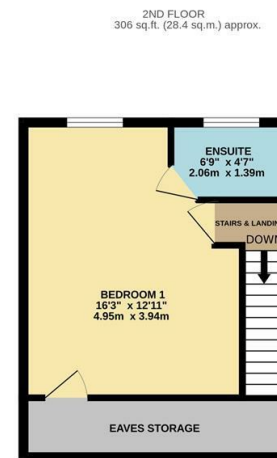
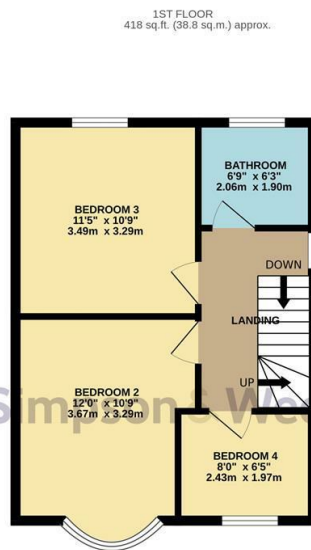
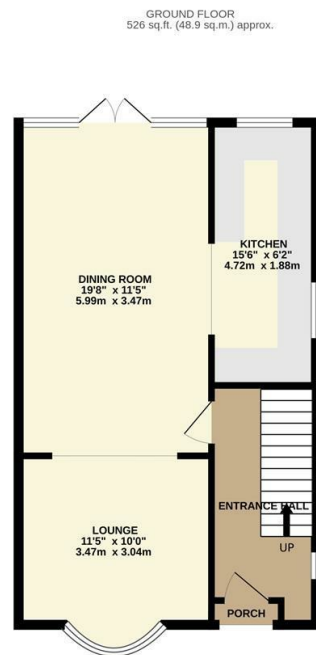


\*\*\*OPEN PLAN LIVING SPACE\*\*\* \*\*\*NO UPPER CHAIN\*\*\* Simpson and Weekley are delighted to offer to the market this beautifully presented four bedroom bay fronted extended semi-detached home. Ideally located along the always popular Talbot Road on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The property offers generous living accommodation set over three floors and comprising in brief; large entrance hallway and a large open plan lounge kitchen diner downstairs. The first floor offers three separate bedrooms, two double bedrooms and one single and a separate family bathroom. The top floor boasts a large master bedroom with an en-suite shower room. Externally there is a large private rear garden with a patio seating area. The property also benefits from gas central heating with a new boiler and double glazing throughout. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Call today to avoid missing out. EPC Rating D, Council Tax Band D

£300,000



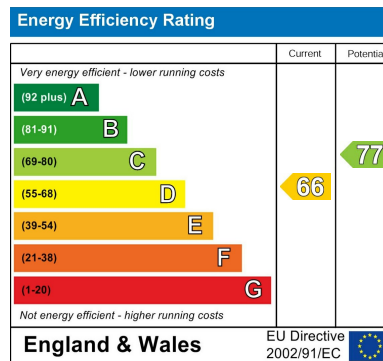
Simpson & Weekley



TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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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