



2 Byron Crescent
Rushden, NN10 6BL



Simpson & Weekley

NEW KITCHEN AND BATHROOM Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom semi-detached family home. Ideally located on the edge of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home has been greatly improved by the current owners and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, large lounge with built in media wall and a modern re-fitted kitchen breakfast room downstairs. The first floor offers a large master bedroom with built-in wardrobes, two further bedrooms and a modern re-fitted family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden with a detached garage in the rear garden. To the front of the home is a small grassed front lawn and off street parking for several cars. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band B, EPC Rating D

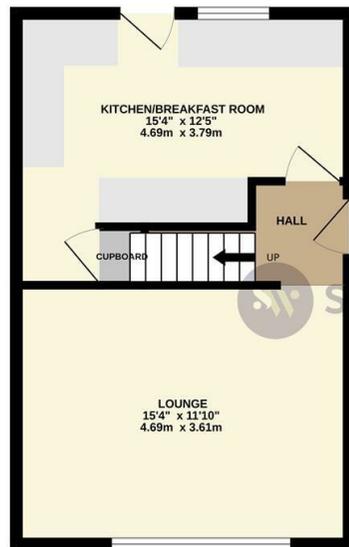


£240,000

 3  1  1



GROUND FLOOR
373 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA: 744 sq.ft. (69.1 sq.m.) approx.

Whilst every attempt 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 at the purchaser's discretion. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropex. 02025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(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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