



105 Park Road
Rushden, Northants NN10 0LU



Simpson & Weekley

Immaculately presented and ready to move straight into is this bay-fronted Victorian terrace home, uniquely benefitting from private parking to the rear and a car port.

There is well-appointed accommodation set over two floors, comprising an entrance hall, bay-fronted living room, dining room, high-quality kitchen with Karndean flooring, and an office to the rear. On the first floor you will find two double bedrooms and a re-fitted shower room. The rear garden offers excellent privacy and features a car port with double-opening gates, along with an additional designated parking space at the back.

The property itself is positioned in an excellent location providing easy access to the town centre where you will find a range of amenities, and the popular Rushden Lakes Shopping and Leisure Centre is just a few minutes in the car. For commuters, the A6 and A45 are both easily accessible.

The current photos were taken prior to planned updates. The current owner will be re-decorating several points interiorly, re-turfing the rear garden, and enhancing the front garden. Updated images will be provided once the work is complete

Council Tax Band A, EPC Ordered.

Offers Over £215,000



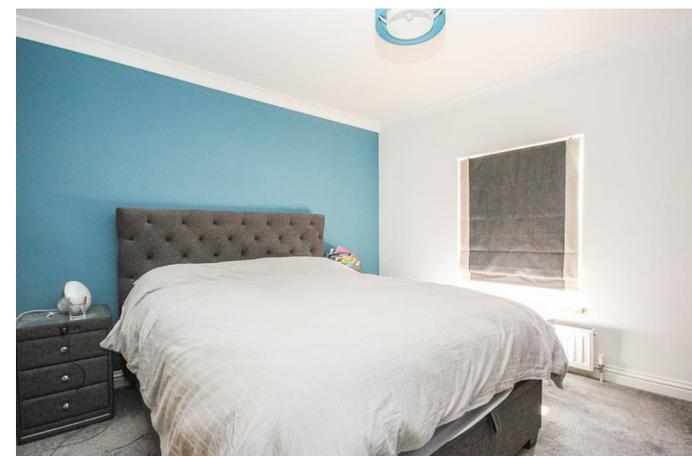
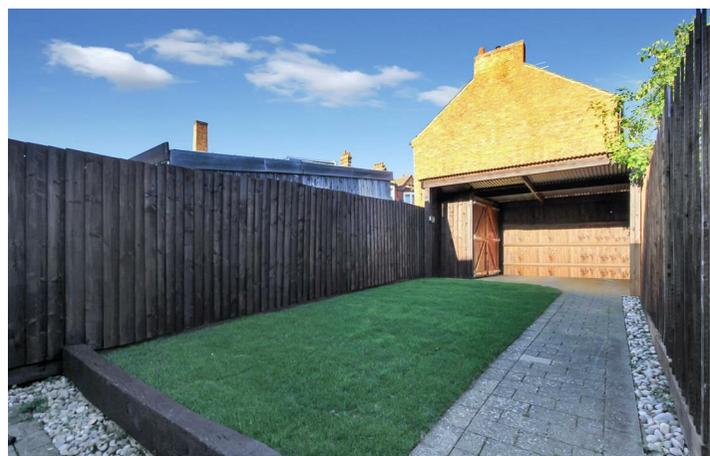
2



1



2



GROUND FLOOR
445 sq ft. (41.3 sq m) approx.

1ST FLOOR
392 sq ft. (36.4 sq m) approx.



TOTAL FLOOR AREA: 637 sq ft. (77.8 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of plans, drawings, reports 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 quality or efficiency can be given.
Made with Metropac (2020)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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