



BYWATER HERRING

SALES & LETTINGS

- A TRADITION OF TRUST -



Walnut Tree Court, Rushden

Offers Over £360,000



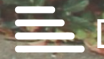
3



2

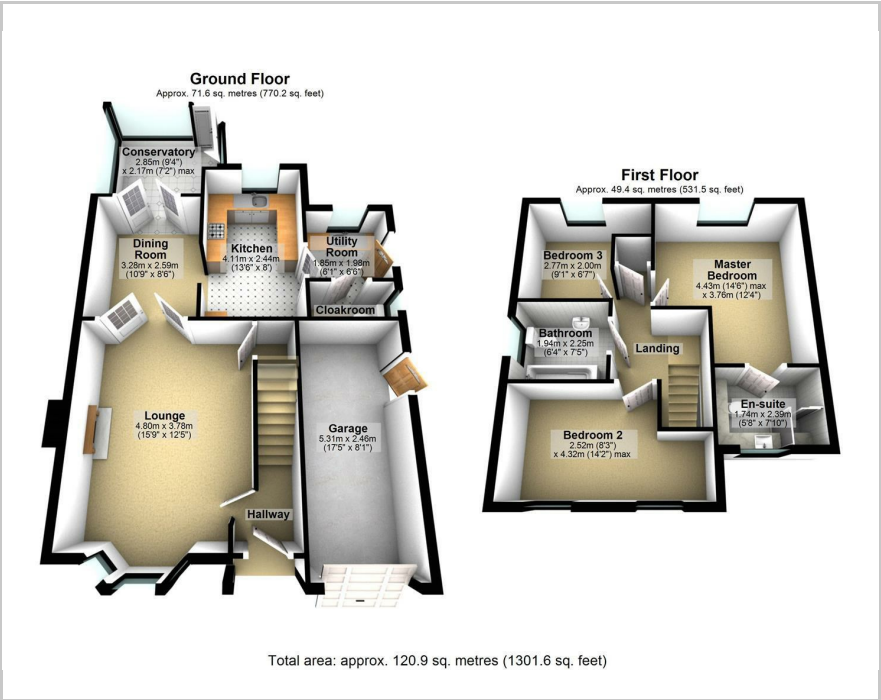


2

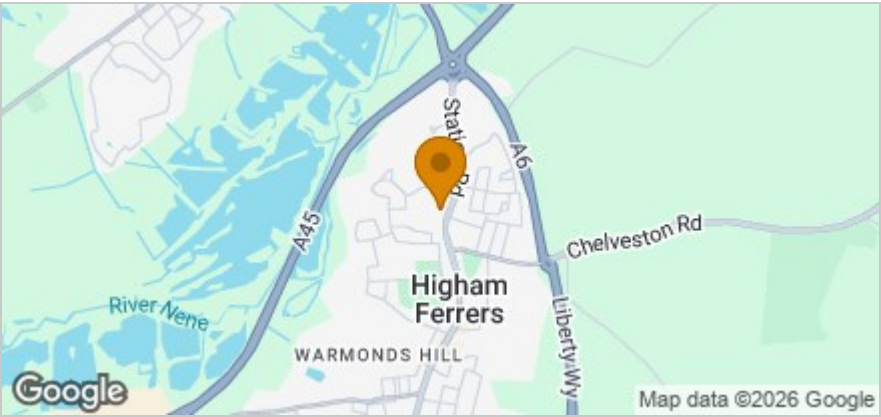


D

Floor Plan



Area Map



Accommodation

- A modern, stylish home that's ready to move into and enjoy from day one
- Quiet cul-de-sac setting just a short walk from the town centre and local shops
- Three bedrooms including a spacious master with built-in wardrobes and ensuite
- Bright bay-fronted lounge with new carpets and a conservatory - perfect for slow Sunday mornings
- Modern fitted kitchen with separate utility, cloakroom and internal access to the garage
- Parking for two cars on the drive plus a built-in single garage
- Manageable back garden with patio and lawn
- Only 5 minutes to Stanwick Lakes or Rushden Lakes for walks, shops and days out
- Wellingborough trains to London in under an hour, with the A45 and A6 nearby



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.