



20 Windmill Road  
Rushden, NN10 9TN



Simpson & Weekley

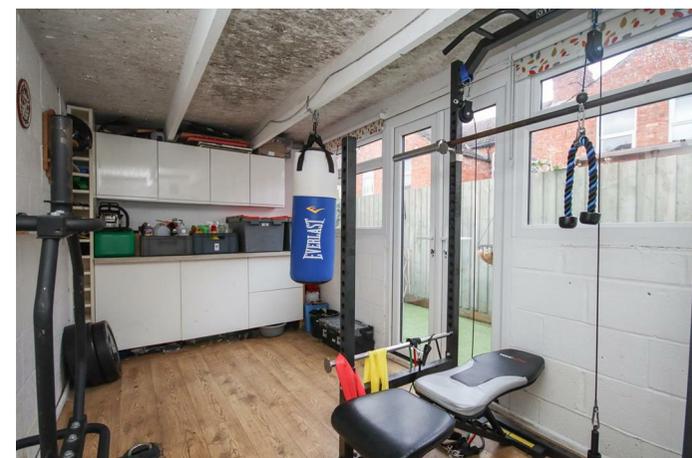
Situated in a quiet yet convenient location in the heart of Rushden, is this superb two-bedroom Victorian detached home.

The accommodation is set across two floors, with the ground floor comprising of a porch, entrance hall, open-plan living/dining room and kitchen, and on the first floor you will find two double bedrooms together with a separate bathroom. There is a garden to the rear where you will find a detached brick outbuilding, which has potential to be used as a home office or workshop.

The property itself is positioned in an excellent location within walking distance to the town centre, where you will find all the amenities you could expect. The popular Rushden Lakes Shopping and Leisure Centre is just a short drive, or a 20-minute walk. For commuters, both the A6 and A45 are easily accessible.



£200,000





TOTAL FLOOR AREA: 858 sq ft. (79.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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.  
Made with Homplan 12/20



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	36	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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