



48 Sartoris Road  
Rushden, NN10 9TL



**Simpson & Weekley**

**\*\*THIS PROPERTY HAS BEEN LET NOW \*\* \*\*\*NEW INSTRUCTION\*\*\*** Simpson and Weekley Lettings are delighted to offer to this three bedroom bay fronted terrace house. Ideally located on the edge of Rushden town centre and offering easy access to local amenities including shops, parks, schools, bus routes, the A45 and Rushden Lakes development. Boasting ample living accommodation and set over two floors the property comprises in brief entrance hallway, bay fronted lounge with window shutters and wood burner, dining room, kitchen, inner hallway, bathroom with shower over the bath and separate WC to the ground floor. The first floor comprises a good sized master bedroom with built in full height wardrobes, second double bedroom with built in wardrobe and a third double bedroom. There is also a large loft room with skylight windows along with power and lighting. The home also benefits from gas central heating and double glazing. Externally there is a fully enclosed private rear garden with patio area and shed. Available end of May, an internal viewing is highly recommended to full appreciate everything this home has to offer. EPC Rating D. Council Tax Band A

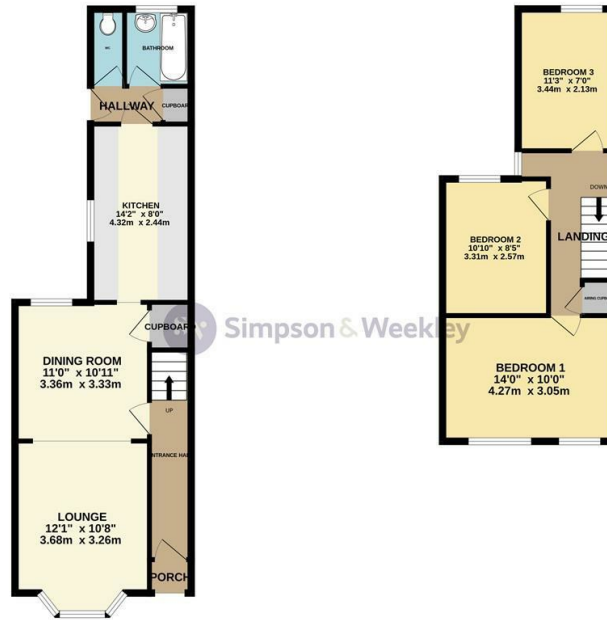
£995 PCM

 3  1  2



GROUND FLOOR  
519 sq ft. (48.2 sq m.) approx.

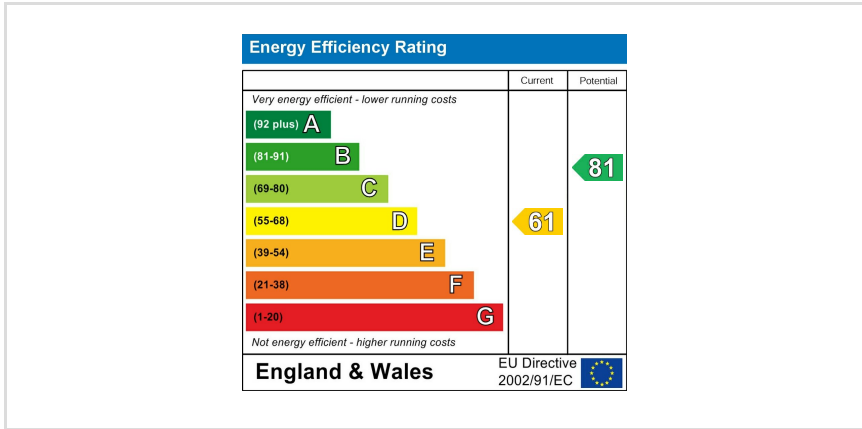
1ST FLOOR  
400 sq ft. (37.2 sq m.) approx.



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TOTAL FLOOR AREA - 920 sq ft. (85.4 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 here are not been tested and no guarantee as to their operability or efficiency can be given.  
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