

5 Franciscan Close

Rushden, Northamptonshire NN10 9PJ

Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this superb three-bedroom, semi-detached home, ideally suited to families, first-time buyers or those looking for additional home working space. The property offers well-proportioned accommodation throughout, together with ample off-road parking and a range of useful outbuildings.

The ground floor accommodation comprises an entrance hall, living room, kitchen and a re-fitted bathroom. To the first floor are three bedrooms, providing comfortable accommodation.

Externally, the property benefits from ample off-road parking to the front. The former garage has been converted to provide a useful utility area along with additional office space, ideal for those working from home. To the rear is a particularly useful large workshop and store, offering excellent additional storage or potential for a variety of uses.

Franciscan Close is conveniently situated within Rushden, offering easy access to a range of local shops, supermarkets, schools and other everyday amenities. Rushden town centre and the popular Rushden Lakes shopping and leisure complex are also within easy reach, whilst excellent road links via the A6, A45 and A14 provide convenient access to surrounding towns and further afield.

£235,000

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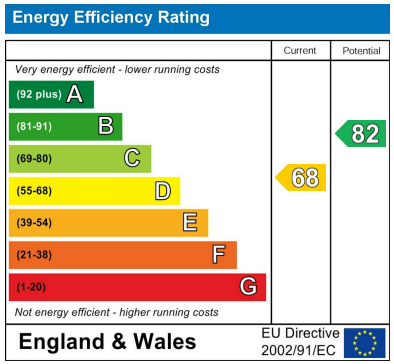




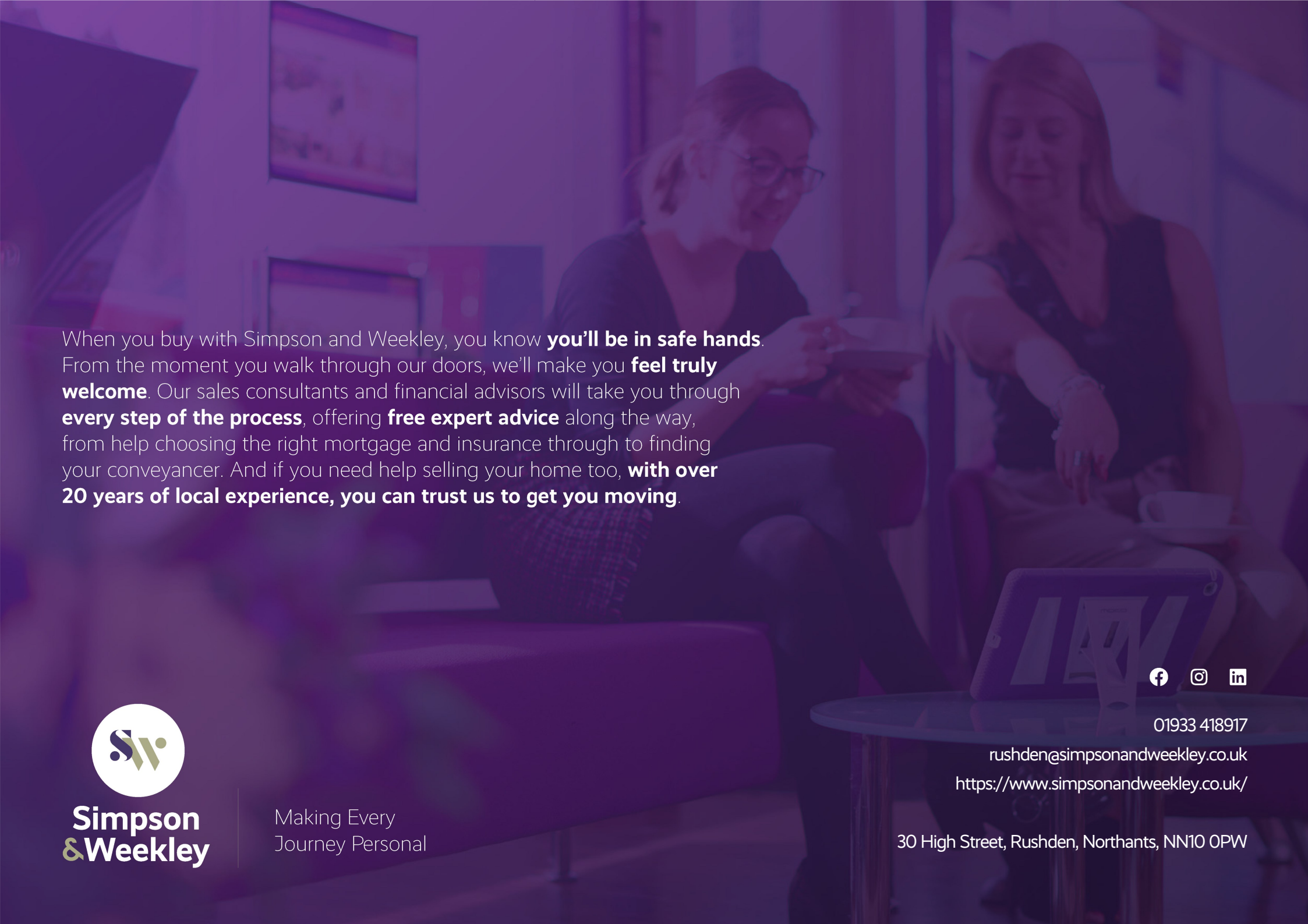
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GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.
1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.
WORKSHOP
10'2" x 9'4"
3.11m x 2.84m
STORE
7'10" x 5'10"
2.40m x 1.78m
OFFICE
16'3" x 7'10"
4.96m x 2.40m
UTILITY
12'6" x 6'1"
3.80m x 1.85m
SHOWER ROOM
KITCHEN
9'11" x 8'4"
3.02m x 2.53m
S
ENTRANCE HALL
S
S
UP
LIVING ROOM
14'6" x 10'4"
4.43m x 3.15m
BEDROOM 3
7'4" x 6'8"
2.23m x 2.02m
BEDROOM 2
13'1" x 8'8"
3.98m x 2.64m
LANDING
DOWN
BEDROOM 1
14'6" x 10'4"
4.43m x 3.15m
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TOTAL FLOOR AREA : 1024 sq.ft. (95.1 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
82
England & Wales
EU Directive 2002/91/EC





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