



16 Albion Place

Rushden, Northamptonshire NN10 0RF



Simpson & Weekley

Situated in a quiet location in the heart of Rushden, is this immaculate two-bedroom detached bungalow.

The accommodation is set across one floor, comprising an entrance hall, large living room with an extended dining area to the rear, a re-fitted kitchen/breakfast room, two double bedrooms, and a fitted shower room. There is off-road parking to the front of the property for three cars, in addition to an integral single garage, and to the rear is a lovely private garden, which is mostly laid-to-lawn with a patio area.

The property itself is situated in a well-regarded location, whilst also being within walking distance to the town centre and all the amenities it has to offer. The popular Rushden Lakes Shopping and Leisure Centre is just a few minute's drive, and for commuters both the A6 and A45 are easily accessible.

EPC Rating D, Council Tax Band B

£315,000

 2  1  1



GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, windows, doors 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 Hingeplan (2024)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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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