



30 Upper Queen Street  
Rushden, Northamptonshire NN10 0BA



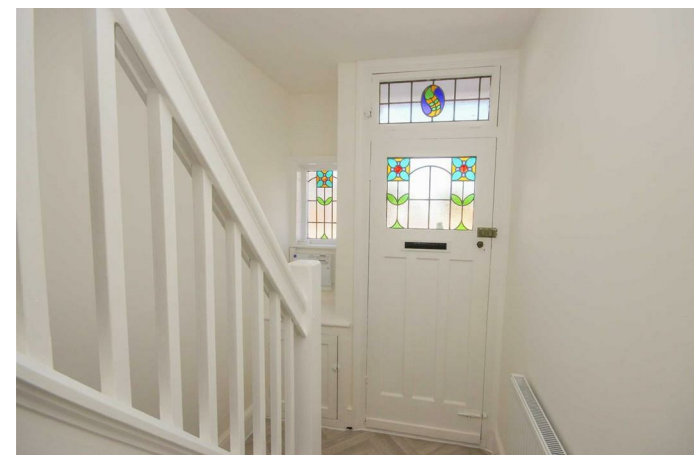
**Simpson & Weekley**

\*\*\*NEW INSTRUCTION\*\*\* Simpson & Weekley Lettings are delighted to offer this bay fronted semi detached house located close to the town centre, schools and Rushden bypass. The property is offered in very good condition throughout whilst retaining some original features. This family home boasts a modern kitchen and first floor bathroom with shower over the bath, gas radiator central heating, double glazing and a generous rear garden. The accommodation in brief comprises entrance hall, bay fronted lounge, separate dining room with original storage cupboard, modern kitchen, rear lobby and downstairs WC to the ground floor. To the first floor there are three bedrooms and a modern family bathroom with shower over the bath. Externally there is a low maintenance front garden and a large enclosed rear garden. The property is located within walking distance of parks, primary and secondary schools, Rushden High Street. The A6 bypass and A45 are also within easy reach providing ideal routes via car to Rushden Lakes, Wellingborough or Bedford where the local railway stations have direct links to the capital in under an hours journey. Available immediately, viewing is very highly recommended. Sorry, strictly no pets. EPC Rating E. Council Tax Band A



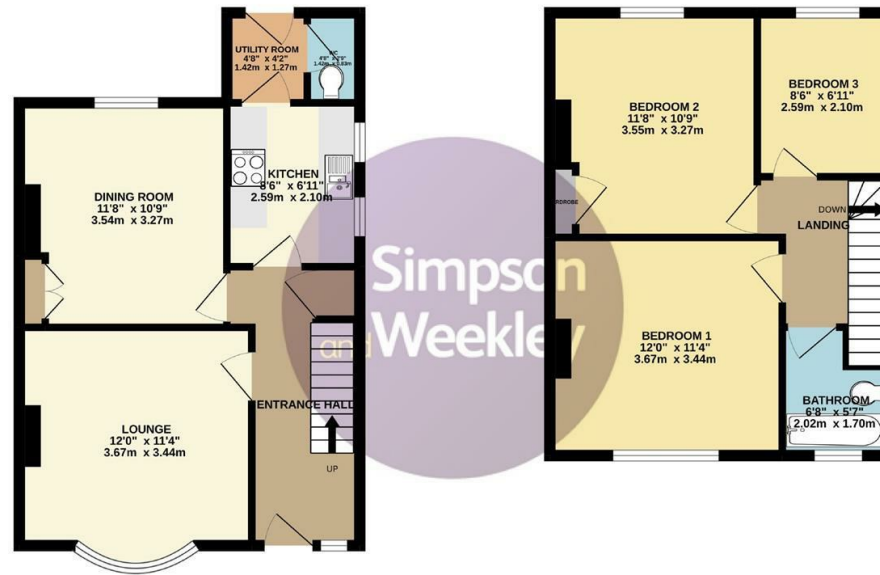
£1,250 PCM

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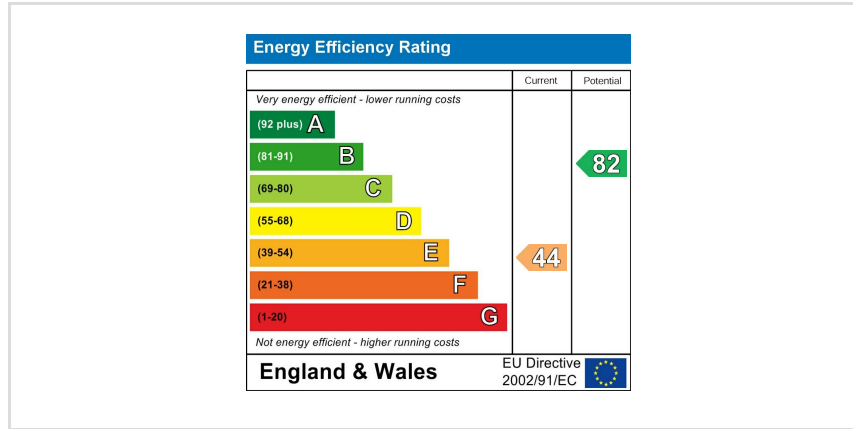


GROUND FLOOR

1ST FLOOR



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 dated 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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