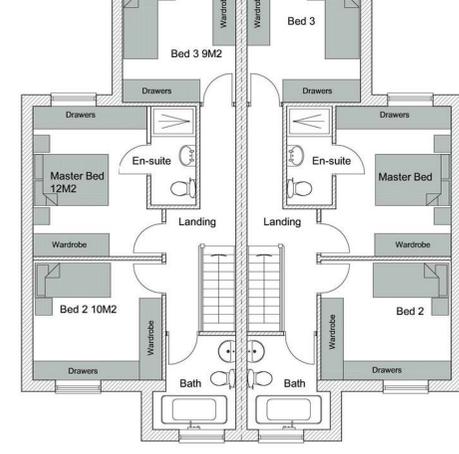
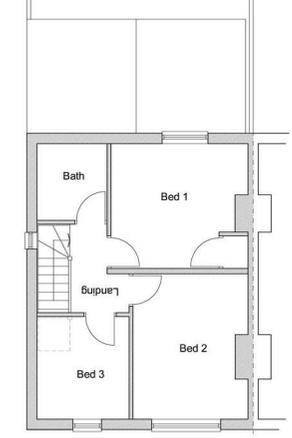


Proposed New Build  
Ground Floor Plans

Ground Floor Plan 103  
Westfield Ave  
Refurbishment works currently underway



Proposed New Build  
First Floor Plans



First Floor Plan 103  
Westfield Ave  
Refurbishment works currently underway



Proposed North Elevation



Proposed South Elevation



Technical Housing Standards		
2 Storey, 3 Bedroom, 4 Person Home	Required	Actual
Total Internal Floor Area	99.0m <sup>2</sup>	100.0m <sup>2</sup>
Bedroom 1 floor area	11.5m <sup>2</sup>	12.0m <sup>2</sup>
Bedroom 2 floor area	7.5m <sup>2</sup>	13.0m <sup>2</sup>
Bedroom 3 floor area	7.5m <sup>2</sup>	9.0m <sup>2</sup>

103a Westfield Avenue  
Rushden, Northamptonshire NN10 9RB



\*\*\*FULL PLANNING GRANTED\*\*\* \*\*\*READY TO BUILD\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic development opportunity. This site come with full planning permission to build two large three bedroom semi-detached family homes with parking. The plot is stripped and ready to build out. The planning permission is for two three-bedroom semi-detached homes with lounge, kitchen dining room and WC downstairs. Three bedrooms, family bathroom and en-suite shower room to the first floor. Externally there is enclosed private rear garden, courtyard front gardens and off street parking. Please contact Simpson and Weekley for more details and to arrange a viewing.

£350,000

 null  null  nul



### Energy Efficiency Rating

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

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