



25 College Street

Rushden, Northamptonshire NN10 8DX



Simpson & Weekley

NEW INSTRUCTION Simpson and Weekley Lettings proudly offer to the market this lovely three bedroom detached home. Retaining lots of period features and perfectly located in the highly sought after historical market town of Higham Ferrers it offers easy access to local amenities including shops, parks, schools and the popular Rushden Lakes development. This well presented home offers generous living accommodation set over two floors and comprises in brief entrance hallway, lounge open plan to a good sized conservatory separate dining room and kitchen to the ground floor. The first floor boasts three bedrooms and a modern family shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed garden to the rear and gated secure off street parking for several vehicles to the side of the home. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Viewing is considered essential to avoid disappointment. EPC Rating E. Council Tax Band D

£1,450 PCM



3



1

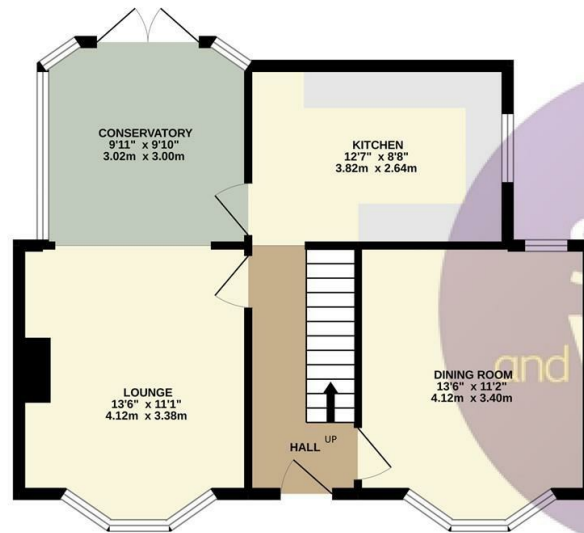


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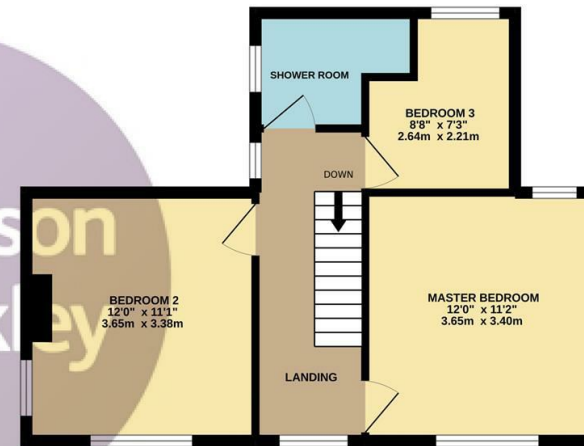


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GROUND FLOOR
546 sq.ft. (50.7 sq.m.) approx.



1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



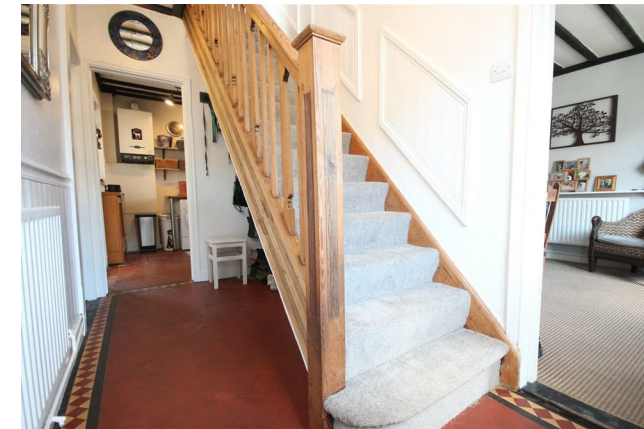
TOTAL FLOOR AREA : 982 sq.ft. (91.2 sq.m.) approx.

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		84
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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