



52 Regency Court  
Rushden, Northants NN10 6EY



**Simpson & Weekley**

\*\*\*TWO EN-SUITES\*\*\* \*\*\*CHAIN FREE\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic modern two-bedroom semi-detached home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home is well presented throughout and boast ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, kitchen and WC downstairs. The first floor offers two double bedrooms and both bedrooms have their own en-suites. The home also benefits from gas central heating and double glazing throughout. Externally there is a enclosed rear garden, off street parking and single garage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating C, Council Tax Band B

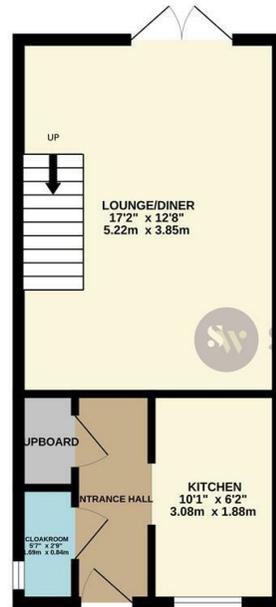


£220,000

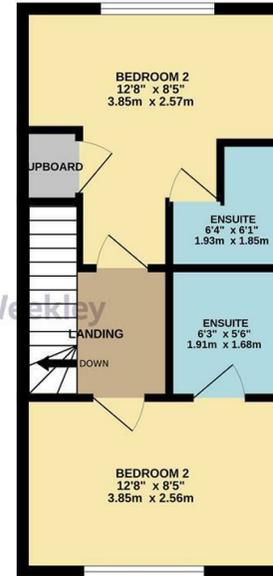
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GROUND FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (64.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepa (2020).



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Simpson  
&Weekley**

Making Every  
Journey Personal



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