



102 St. Margarets Avenue

Rushden, NN10 9PW



Simpson & Weekley

*****EXTENDED BUNGALOW***** Simpson and Weekley are delighted to offer to the market this fantastic two-bedroom semi-detached bungalow. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks and the always popular Rushden Lakes development. The property is extremely well presented throughout and boasts ample living accommodation set over one floor and comprising in brief; entrance hallway, bay fronted lounge, extended kitchen diner, conservatory, two double bedrooms and a modern shower room. The home also benefits from gas central heating and double glazing throughout. Externally there is a wonderful landscaped rear garden with outbuildings and summer house. An internal viewing is highly recommended to fully appreciate everything this amazing bungalow has to offer. EPC Rating Ordered, Council Tax Band B

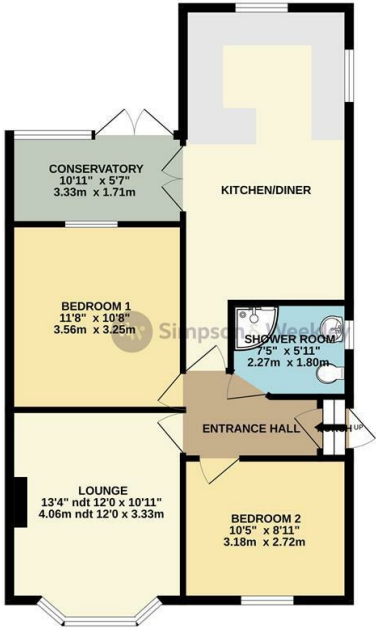


£260,000



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GROUND FLOOR
714 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 714 sq.ft. (66.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, views 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



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