



7 Blackberry Close  
Rushden, NN10 8FJ



**Simpson & Weekley**

**\*\*50% SHARED OWNERSHIP\*\*** Simpson and Weekley are delighted to offer to market this modern two-bedroom property, situated in a quiet cul-de-sac on the edge of the sought-after market town, Higham Ferrers.

There is well-appointed accommodation arranged over two floors. The ground floor offers a spacious open-plan living/dining room, a cloakroom/WC, and a fitted kitchen to the rear. On the first floor, there are two double bedrooms and a family bathroom. Externally, the property benefits from a very private rear garden, predominantly laid to lawn, together with an allocated parking space to the front and access to a shared visitors' parking space with the neighbouring property.

Higham Ferrers is a historic market town offering an abundance of amenities along its High Street, including independent shops, doctors, cafés and restaurants. The popular Rushden Lakes Shopping Centre is just a few minutes' drive away, or within comfortable walking distance, providing a range of retail and leisure facilities. For those who enjoy the outdoors, there are a variety of attractive countryside walks nearby. For commuters, both the A6 and A45 are easily accessible.

£120,000



2



1



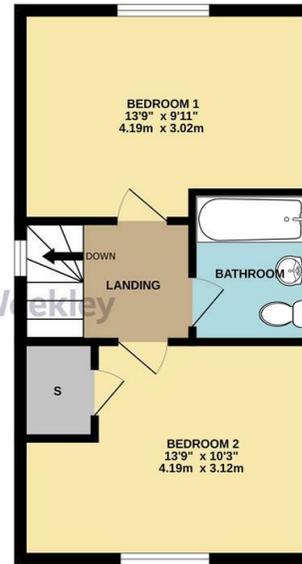
1



GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 710 sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, corners 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.  
Made with Metropack C2024.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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