

# 62 Highfield Road

Rushden, Northamptonshire NN10 9QJ

Simpson & Weekley

Situated in a popular residential area of Rushden, this well-presented two-bedroom home offers spacious and versatile accommodation, including an open-plan living room and re-fitted kitchen/dining room, along with a re-fitted shower room. The property would make an ideal first-time purchase or investment opportunity.

The ground floor comprises an entrance hall, a living room which is now open-plan to the re-fitted kitchen/dining room, providing a sociable space for everyday living, together with a useful utility room and cloakroom/WC. The first floor offers two double bedrooms and a re-fitted shower room.

Externally, the property benefits from a front garden which, subject to the necessary planning permission, may offer potential to create off-road parking. To the rear is a well-maintained, private garden.

The property is conveniently situated in Rushden, within easy reach of a range of local shops, schools and everyday amenities. Rushden town centre offers a variety of shopping and leisure facilities, with further retail and dining options available at the popular Rushden Lakes development. The area also benefits from good road links to the surrounding towns and villages, including Wellingborough and Northampton.

£230,000

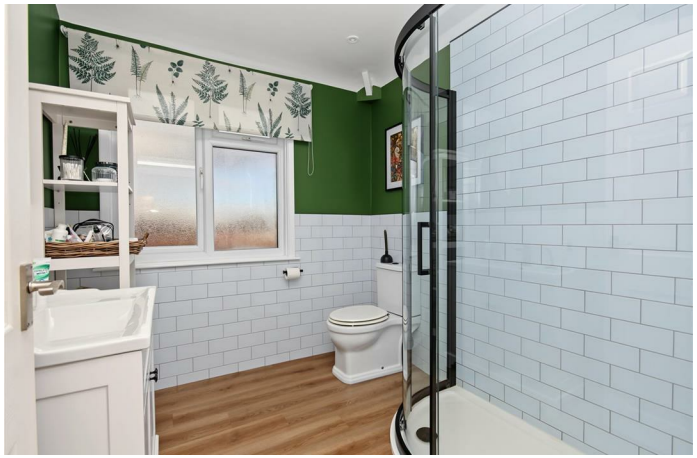
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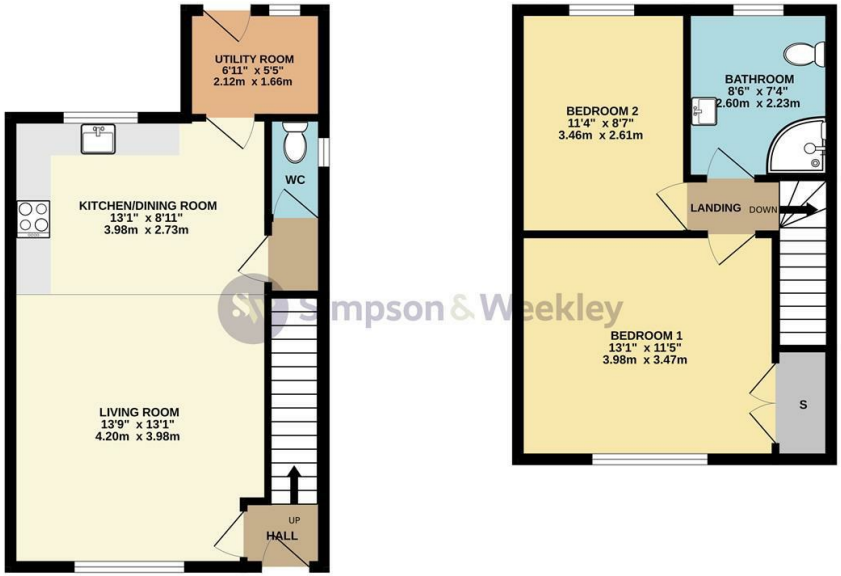


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GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.

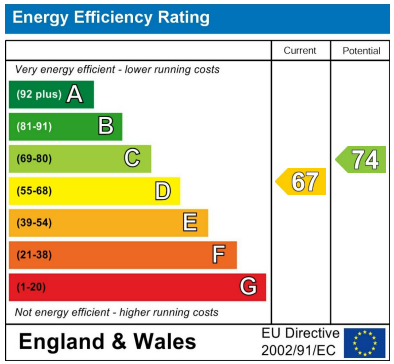



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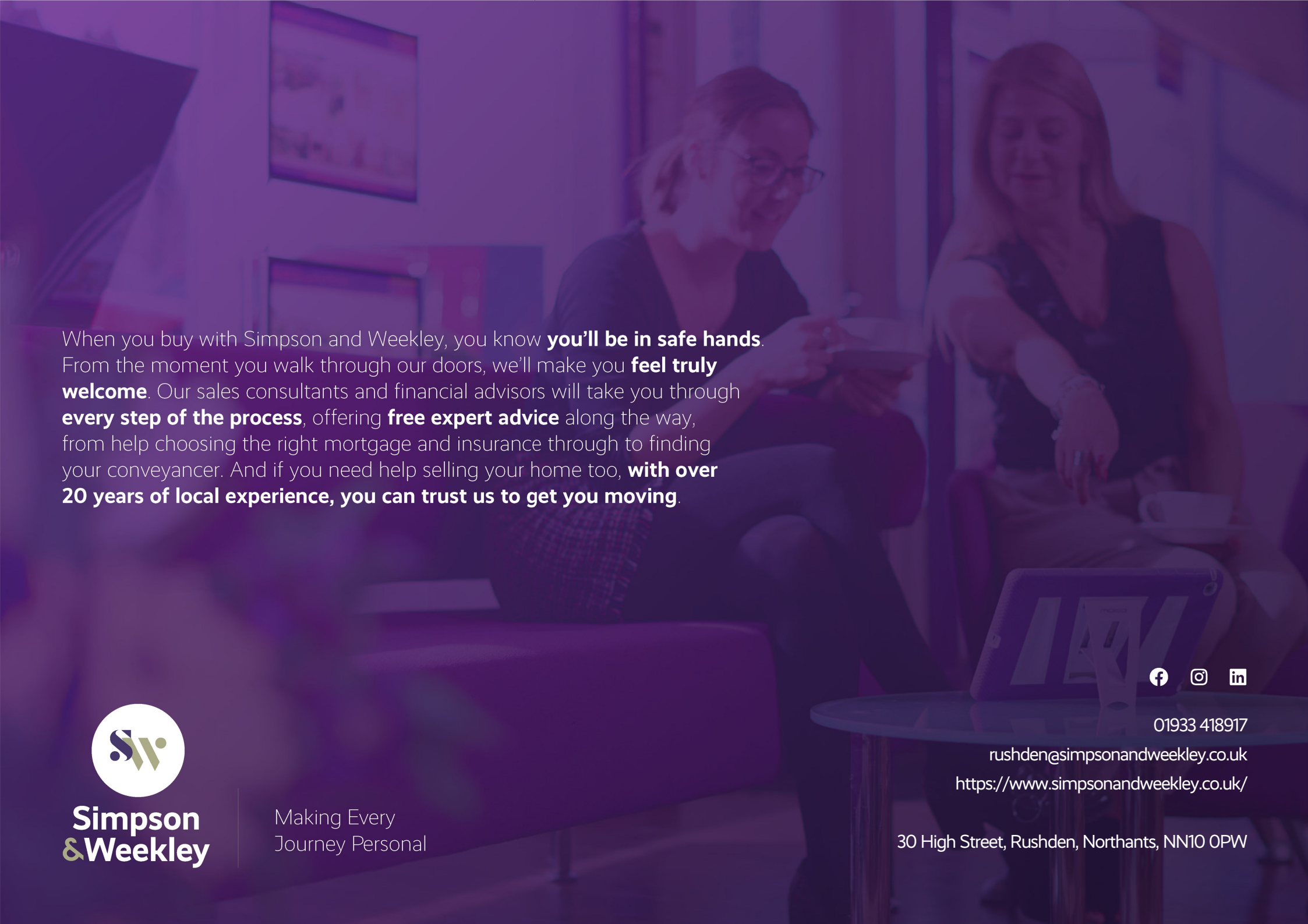
TOTAL FLOOR AREA : 760 sq.ft. (70.6 sq.m.) approx.

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, emission 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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