



25 Balham Close
Rushden, NN10 9JL



Simpson & Weekley

****EXTENDED THREE-BEDROOM HOME**** Situated in a popular residential cul-de-sac, this extended three-bedroom semi-detached home offers spacious, well-maintained accommodation, a garage, ample off-road parking and a private rear garden. Presented in excellent condition throughout, the property has been exceptionally cared for and offers an excellent opportunity for a buyer to modernise and add their own personal touch.

The accommodation begins with a porch leading into a welcoming entrance hall. To the front is a bright living room, with double doors opening through to the kitchen/dining room, creating a sociable and versatile living space. The property has been extended to the rear, providing an additional reception room which is ideal as a study, home office or separate dining room. An inner hall gives access to a convenient cloakroom/WC and the rear garden.

Upstairs, there are three well-proportioned bedrooms, including two generous doubles. Both the principal and second bedrooms benefit from built-in wardrobes, while a separate family bathroom completes the first-floor accommodation.

Externally, the property enjoys ample off-road parking to the front, leading to a single garage. The rear garden is low-maintenance and offers a lovely outdoor space for relaxing or entertaining.

This is a fantastic opportunity to purchase a spacious family home in a sought-after Rushden location, with plenty of potential to update and make it your own.

£235,000



3



2



2



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



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 951 sq.ft. (88.3 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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