



68 Bedford Road
Rushden, NN10 0NB



Simpson & Weekley

*****EXTENDED FAMILY HOME***** Simpson and Weekley are delighted to offer to the market this fantastic four-bedroom, semi-detached family home. Ideally located on the highly sought after Bedford Road on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, open lounge dining room, modern kitchen, utility room and WC downstairs. The first floor boasts four large double bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a large private driveway to the front of the home offering off street parking for several cars, a single garage on the side of the home and a large mature private rear garden to the rear of the home. An internal viewing is highly recommended to fully appreciate everything this amazing family home has to offer. EPC Rating D, Council Tax Band E

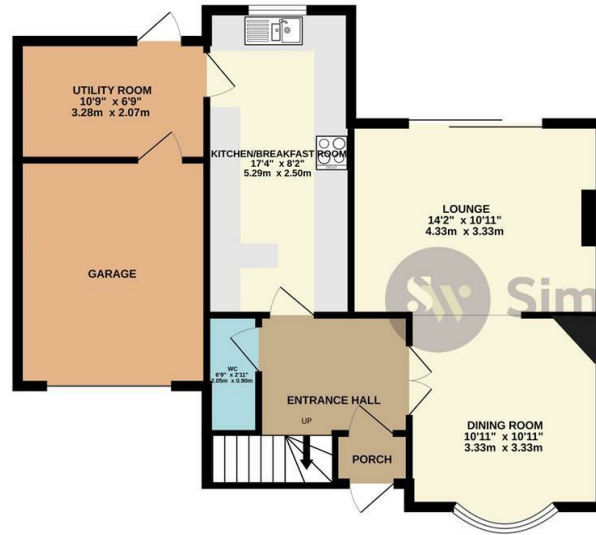


£400,000

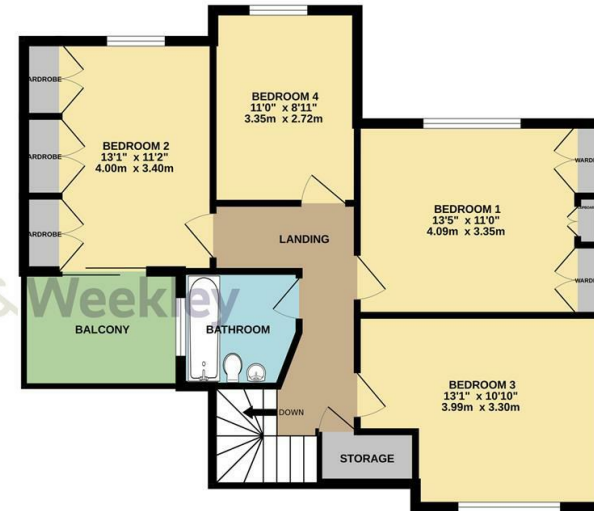
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GROUND FLOOR
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1420 sq.ft. (131.9 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
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	



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**Simpson
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