



10 Woburn Court

Rushden, Northamptonshire NN10 9HL



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this extended three bedroom semi detached house located in a cul-de-sac location which is offered in excellent decorative order throughout. Located in a popular residential area close to local primary schools, the accommodation briefly comprises of entrance hall with useful coats/storage cupboard, extended lounge open plan through to dining area and conservatory, modern fitted kitchen with spaces for white goods to the ground floor. To the first floor there are three bedrooms, the master having a range of fitted wardrobes and the third bedroom having a fitted cupboard and modern and spacious bathroom suite with shower over bath. Outside there is a good sized rear garden with two patio areas and lawned area which is private which is not overlooked from the rear. Further benefits include a driveway providing off road parking and larger than average single garage with utility area to the rear. The property will be available around the beginning of August and viewing is very highly recommended to appreciate the space and condition of this lovely home and avoid disappointment. EPC Rating D. Council Tax Band B.



£1,325 PCM

3 1 2





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	68	80
(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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**Simpson
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