



21 Vicarage Road
Rushden, Northants NN10 0BF



Simpson & Weekley

****GARAGE AND PARKING**** Simpson and Weekley are delighted to offer to the market this excellent three double-bedroom family home, situated on a corner plot and in a quiet, convenient residential location towards the edge of Rushden.

There is well-appointed accommodation set across three floors. The ground floor accommodation comprises a bright and spacious entrance hall, cloakroom/WC, a living room and a kitchen/dining room with opening uPVC doors to the rear garden. On the first floor you will find two double bedrooms together with the family bathroom, and on the first floor is the master bedroom with a walk-in dressing area and re-fitted ensuite shower room.

Externally, the property benefits from a single garage and off-road parking, and to the rear is a good-size garden which wraps around the side of the home. Further benefits include scenic views to the rear, gas radiator central heating and uPVC double glazing throughout.

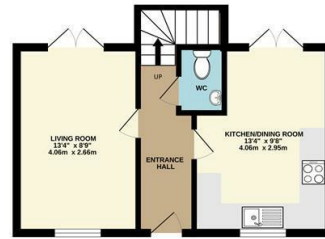
The property itself is situated close to a range of local amenities including shops, schools and parks, with Rushden town centre and the popular Rushden Lakes shopping and leisure complex both within easy reach. Excellent road links via the A6 and A45 provide convenient access to Wellingborough, Northampton and Bedford, while nearby Wellingborough railway station offers direct services to London St Pancras, making the area ideal for commuters.

£265,000

 3  2  1



GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

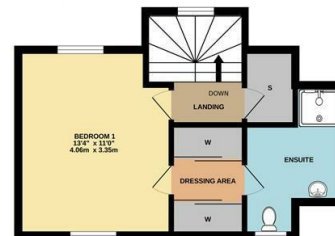


1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



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2ND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.5 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		88
(69-80) C	76	
(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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