



55 Balmoral Avenue
Rushden, NN10 0BE



Simpson & Weekley

CHAIN FREE Simpson and Weekley are delighted to offer to the market this fantastic three bedroom family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner, kitchen, utility room, conservatory and WC downstairs. The first floor offers three large bedrooms, a family bathroom and a separate WC. The home also benefits from gas central heating and double glazing throughout. Externally there is a small courtyard front garden which offers the potential for off street parking (STP). To the rear of the property is a large fully enclosed private rear garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band A, EPC Rating C

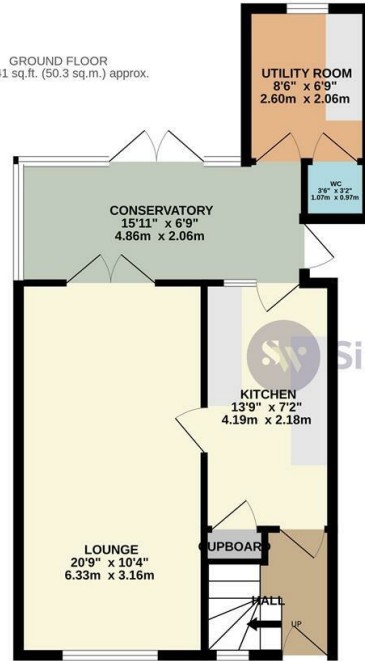


£225,000

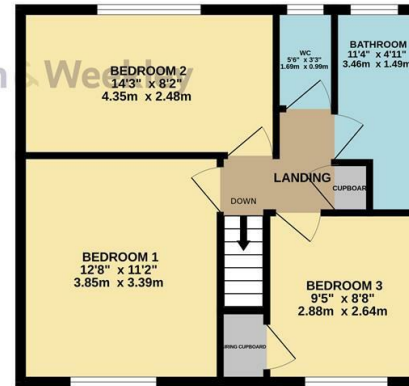
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GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 1006 sq.ft. (93.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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.
Made with Metropack C2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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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