3 Franciscan Close

Rushden, NN10 9PJ

Simpson & Weekley

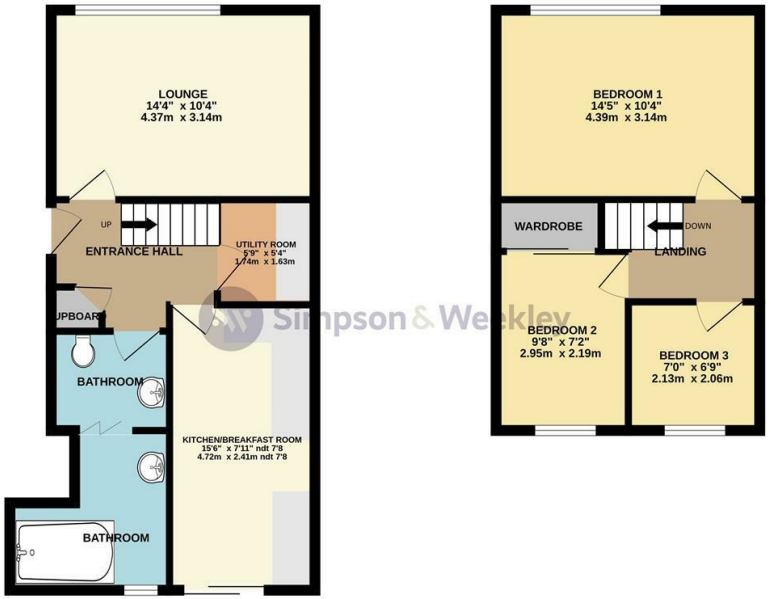
Set down a cul-de-sac, located within walking distance of popular schooling, shops, parks and open countryside walks is this three bedroom semi-detached house with altered and extended accommodation resulting in the addition of a utility room, a larger bathroom and dining area in the kitchen. There are also benefits of off road parking, gas radiator centra heating and double glazing. The accommodation in brief comprises entrance hall, living room, utility room, kitchen/diner and bathroom to the ground floor. To the first floor there are three bedrooms and externally there is a lawned front garden with a driveway providing off road parking and an enclosed rear garden mainly laid to lawn with a paved patio area. A fantastic family home, first time purchase or property to downsize to. EPC Rating C, Council Tax Band B

Offers In Excess Of £215,000

3 1 1

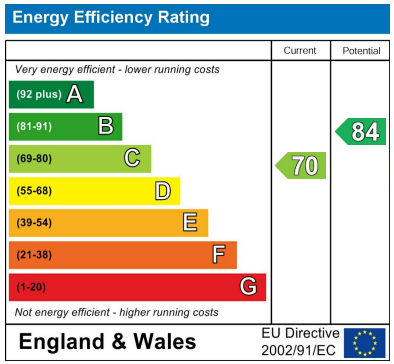
GROUND FLOOR
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.9 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.
Made with Metropix ©2025



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

Simpson & Weekley

Making Every Journey Personal

01933 418917
rushden@simpsonandweekley.co.uk
https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW