



155 Irchester Road
Rushden, NN10 9QX



Simpson & Weekley

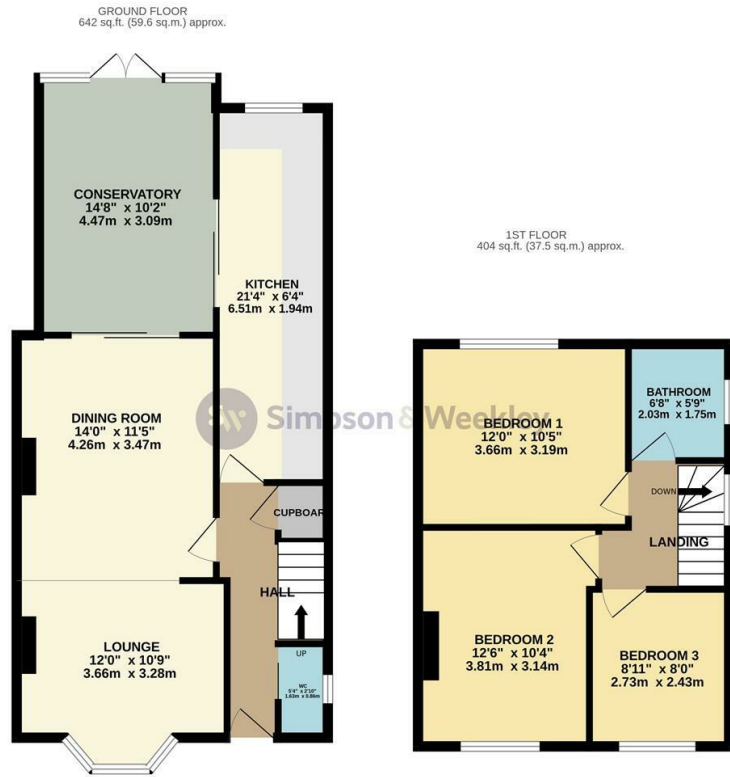
MOVE STRAIGHT IN Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom semi-detached family home. Ideally located on the edge of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home has been wonderfully maintained by the current owners and boasts ample living space set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, kitchen, conservatory and WC downstairs. The first floor offers two large double bedrooms, a single third bedroom and a separate family bathroom. The home also benefits from gas central heating and double glazing. Externally there is a private enclosed rear garden with a large patio seating area. To the front of the home is off street parking for several cars. An internal viewing is highly recommended to fully appreciate everything this family home has to offer. EPC Rating D, Council Tax Band B



£250,000

3 2 2





TOTAL FLOOR AREA: 1046 sq.ft. (97.1 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the figures 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. The 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 is given as to their operability or efficiency can be given. Made with Metropix ©2021



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(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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