



18 Harborough Road  
Rushden, NN10 0LT



**Simpson & Weekley**

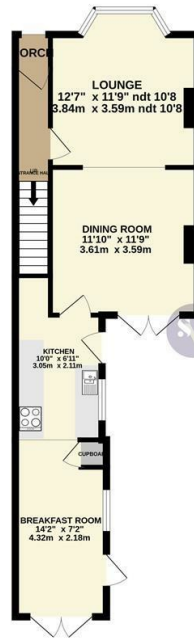
Offered to the market with no upward chain is this extended, stone bay fronted, character filled terraced house boasting three reception rooms, a spacious four piece first floor bathroom and two double bedrooms. Located within easy access of shops, the High Street, parks and the A6 this beautiful home offers a level of convenience mixed with charm and practicality. Upon entering the property from the small established front garden the original features are immediately noticeable with quarry tiled flooring and stained glass front door, this continues as you enter the lounge and dining room with the fire place a sash bay window, there is also French doors to the garden and a door to the kitchen which comes with a ceramic 'butler' style sink set into a solid wood work top, there is a stable door to the side courtyard area and a breakfast room accessed open plan from the kitchen where you will find a further stable door to the side and French doors to the garden. To the first floor there is a landing with stripped wooden doors to two double bedrooms and a bathroom with a wet room shower and bath tub. Externally the cottage style rear garden is fully enclosed and is a perfect place to relax. A fantastic first time purchase or property to downsize to for anyone that is looking for character and spacious rooms. EPC Rating , Council Tax Band A

£225,000

 2    1    3



GROUND FLOOR  
506 sq ft. (47.0 sq m.) approx.



1ST FLOOR  
406 sq ft. (37.7 sq m.) approx.



TOTAL FLOOR AREA - 912 sq ft. (84.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 quality or efficiency can be given.  
Made with MyPlan3D



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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