



14 Talbot Road
Rushden, NN10 9NS



Simpson & Weekley

NEW INSTRUCTION ***WHOLE PROPERTY SHOWN*** ***FURNISHED DOUBLE ROOM IN HOUSE OF MULTIPLE OCCUPATION***

Simpson & Weekley Lettings are delighted to offer this furnished double room in a house of multiple occupation with only 4 rooms. The property is located within close proximity to Rushden Town Centre, shops and bus routes. The property itself comprises entrance hall, communal downstairs WC, communal kitchen with appliances and allocated cupboard space for each tenant and communal first floor wet room. The property further benefits from a lovely communal rear garden, gas radiator central heating and Upvc double glazing. The room with a large bay window is located on the ground floor and comes furnished with a double bed, chest of drawers and wardrobe. Available immediately, viewing is very highly recommended. Single occupants only. Bills included but sorry, strictly no pets or children. EPC Rating D. Council Tax Included



£595 PCM





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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



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