



79 Queen Street  
Rushden, NN10 0AY



**Simpson & Weekley**

Simpson and Weekley are delighted to offer to the market, with no onward chain, this excellent three-bedroom home, benefitting from a detached single garage and off-road parking to the rear.

The accommodation is set over three floors, comprising in brief an entrance hall, modern kitchen, cloakroom/WC, living/dining room, and conservatory to the rear. On the first floor you will find two bedrooms, one single and one double, together with a family bathroom, and on the second floor is the master bedroom with an ensuite. The rear garden backs onto Albert Road, which is where you will find parking for the property and the garage, accessed directly from the garden via a locked gate.

The property itself is situated in a convenient location within close proximity to Rushden town centre, where you will find a range of all the amenities you could expect. The popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, and for commuters both the A6 and A45 are easily accessible.

EPC Ordered, Council Tax Band B

£240,000



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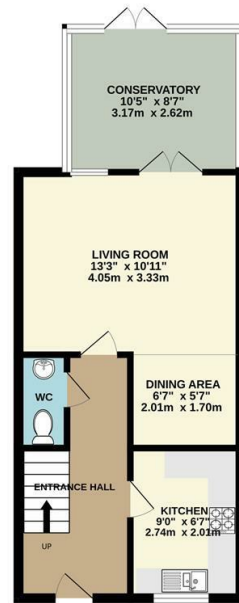
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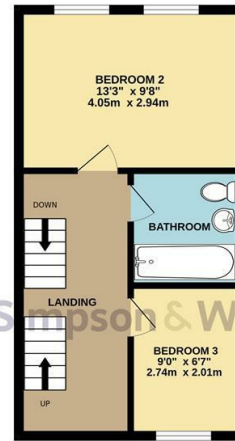
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GROUND FLOOR  
428 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA: 1021 sq.ft. (94.8 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 C2026



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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**

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Journey Personal



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