



22 Milton Street
Rushden, NN10 8BG



Simpson & Weekley

NEW INSTRUCTION *** Simpson & Weekley Lettings are delighted to offer this mature terraced house which is located in the popular market town of Higham Ferrers within walking distance to local shops, schools, parks and bus routes. The property is offered in very good condition throughout and briefly comprises entrance hall, lounge and dining rooms, modern fitted kitchen, lean to/conservatory and utility room/downstairs cloakroom to the ground floor. To the first floor there are two double bedrooms and a modern four piece family bathroom with separate shower cubicle. Outside, the property benefits from an enclosed rear garden. Viewing is very highly recommended to avoid disappointment. One small pet may be considered by the Landlord for an extra pet payment of £50.00 per calendar month. EPC Rating E. Council Band A



£995 PCM





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	47	
(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
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