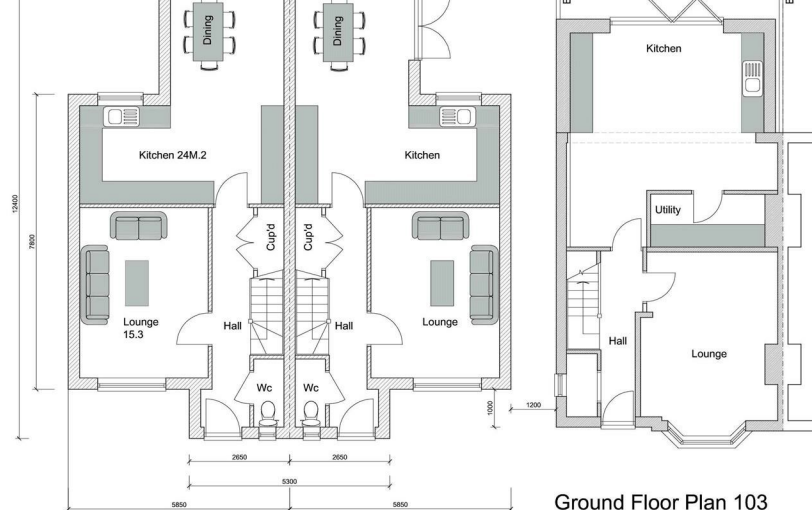
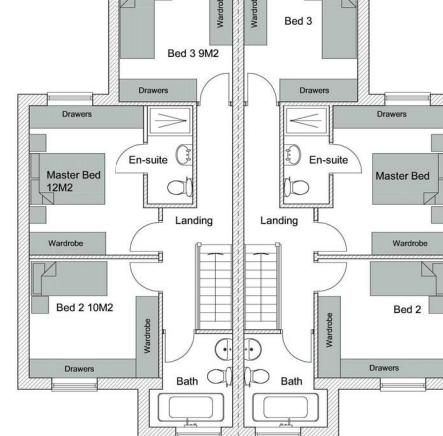




Proposed New Build
Ground Floor Plans

Ground Floor Plan 103
Westfield Ave
Refurbishment works currently underway



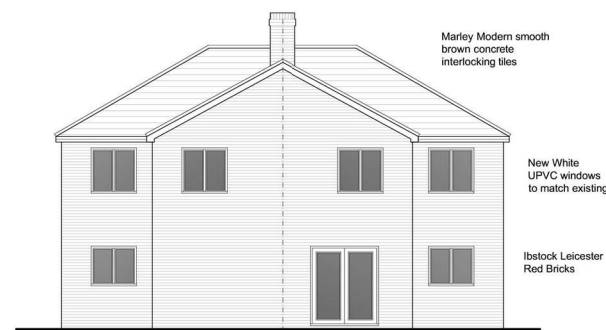
Proposed New Build
First Floor Plans



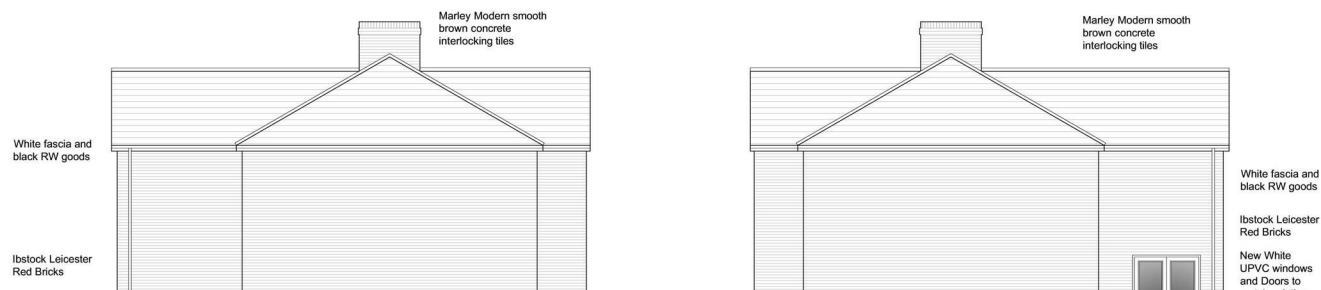
First Floor Plan 103
Westfield Ave
Refurbishment works currently underway



Proposed North Elevation



Proposed South Elevation



Technical Housing Standards		
2 Storey, 3 Bedroom, 4 Person Home	Required	Actual
Total Internal Floor Area	99.0m ²	100.0m ²
Bedroom 1 floor area	11.5m ²	12.0m ²
Bedroom 2 floor area	7.5m ²	13.0m ²
Bedroom 3 floor area	7.5m ²	9.0m ²

103a Westfield Avenue
Rushden, Northamptonshire NN10 9RB



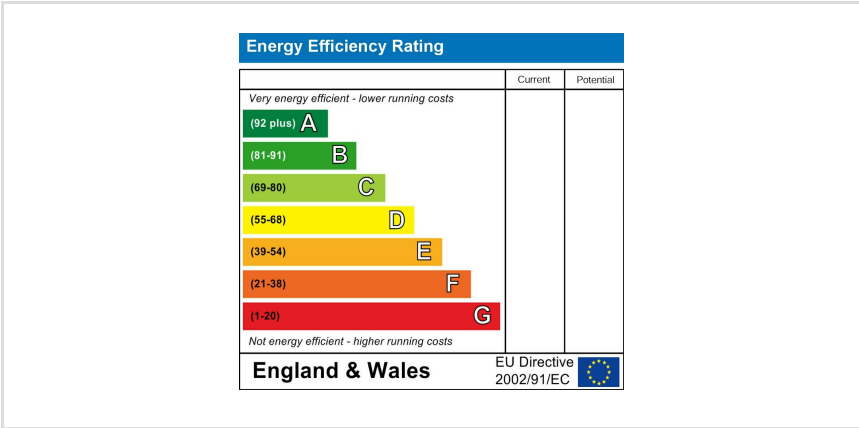
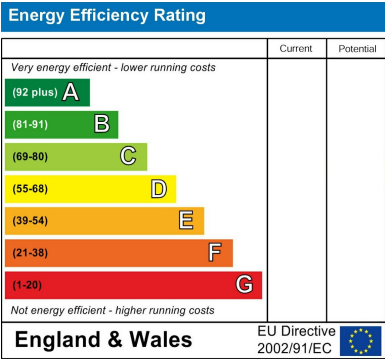
Simpson & Weekley

FULL PLANNING GRANTED ***READY TO BUILD*** Simpson and Weekley are delighted to offer to the market this fantastic development opportunity. This site come with full planning permission to build two large three bedroom semi-detached family homes with parking. The plot is stripped and ready to build out. The planning permission is for two three-bedroom semi-detached homes with lounge, kitchen dining room and WC downstairs. Three bedrooms, family bathroom and en-suite shower room to the first floor. Externally there is enclosed private rear garden, courtyard front gardens and off street parking. Please contact Simpson and Weekley for more details and to arrange a viewing.

£350,000

🛏 null 🚿 null 🚗 nul





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**.



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