



48 Queen Street

Rushden, Northants NN10 0AZ



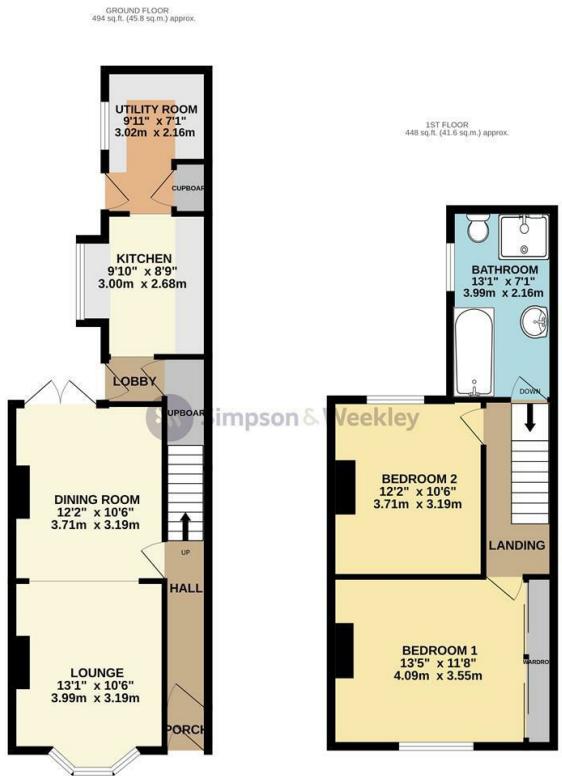
Simpson & Weekley

NEW INSTRUCTION ***CLOSE TO TOWN CENTRE*** Simpson and Weekley Lettings are delighted to offer this spacious two bedroom bay fronted terraced house. Ideally located close to Rushden town centre. the property offers easy access to local amenities including shops, parks, schools and the popular Rushden Lakes development. The property is available immediately and briefly comprises entrance hall, open plan lounge/dining room, inner hallway with useful storage cupboard/pantry, modern fitted kitchen with dining/utility area to the ground floor. To the first floor there are two double bedrooms, the master having fitted wardrobes and a spacious and modern four piece family bathroom with separate shower cubicle. The home also benefits from gas central heating and double glazing throughout. Externally there is a courtyard front garden and a large south facing low maintenance rear garden. Viewing is very highly recommended to fully appreciate everything this fantastic home has to offer. Available immediately. EPC Rating D. Council Tax Band A



£995 PCM





TOTAL FLOOR AREA: 941 sq ft. (87.4 sq m.) approx.

While 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 MetreX v2024



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 85 |
| (69-80) C | | |
| (55-68) D | 61 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| 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**.



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