



122 Portland Road
Rushden, NN10 0DP



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this two-bedroom semi-detached home, situated in a convenient location within walking distance to the town centre and all the amenities it has to offer.

The accommodation is set across two floors. The ground floor accommodation comprises an entrance hall, fitted kitchen, open-plan living/dining room and lobby. On the first floor, you will find two well-proportioned bedrooms and a family bathroom.

Externally, the property enjoys a Southeast-facing rear garden and access to the gated off-road parking located to the rear, which can be accessed directly from the garden or via the private residents' parking area.

The property itself is conveniently positioned close to a range of local amenities including shops, supermarkets, schools and parks, with Rushden town centre and the popular Rushden Lakes shopping and leisure complex both within easy reach. Excellent road links via the A45 provide convenient access to Wellingborough, Northampton and Bedford, while nearby Wellingborough railway station offers direct services to London St Pancras, making the area ideal for commuters.

EPC Rating E, Council Tax Band A

Offers In Excess Of £200,000



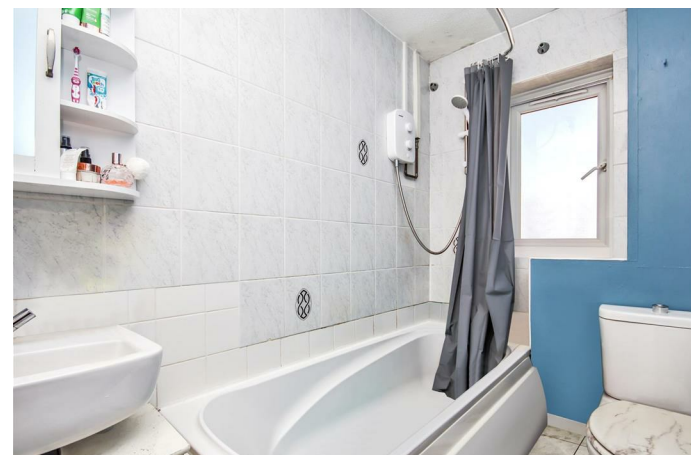
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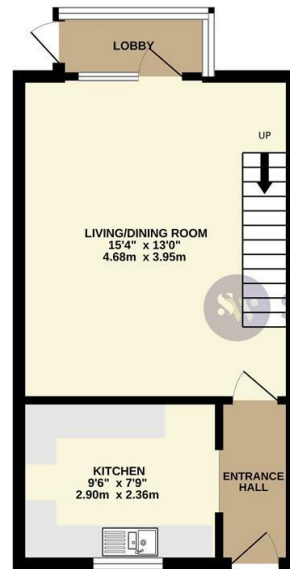
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GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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 Metropac C3200.



Energy Efficiency Rating

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

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