



4 Manse Close
Rushden, NN10 0FL



Simpson & Weekley

NO UPPER CHAIN ***CUL-DE-SAC LOCATION*** Simpson and Weekley are delighted to offer to the market this wonderful three-bedroom family home. Ideally located on a peaceful cul-de-sac on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The property is very well presented throughout and boasts ample living accommodation set over three floors and comprising in brief; entrance hallway, lounge, dining room, kitchen and WC downstairs. The first floor boasts two bedrooms and a family bathroom and the top floor offers the master bedroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private enclosed rear garden, to the side of the property is a single garage and driveway. The property is also offered to the market with no upper chain. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Council Tax Band C,,EPC Rating C

£240,000



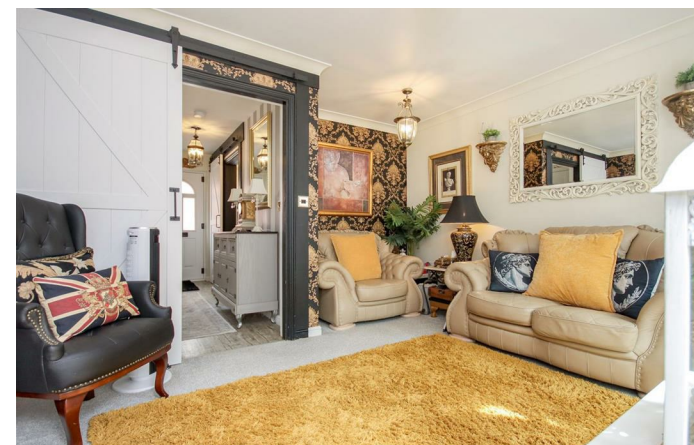
3



2

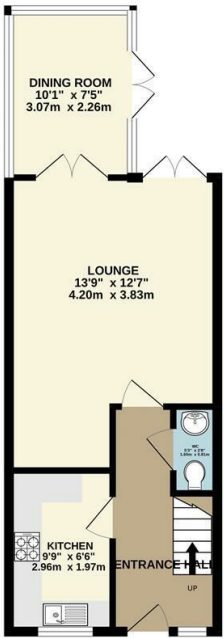


2

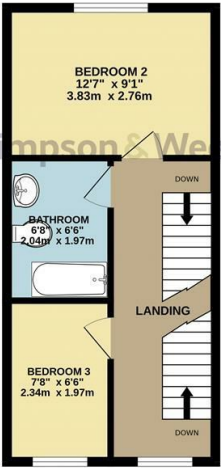


Simpson & Weekley

GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



2ND FLOOR
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA - 945 sq.ft. (87.8 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 Metropack C2026



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	75	
(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	



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**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW