



16 Ravensbank
Rushden, NN10 6EQ



Simpson & Weekley

SOLD BEFORE MARKETING Offered to the market with no upward chain is this well maintained, detached bungalow set in a cul-de-sac location situated just off the Rushden/Higham Ferrers border and within walking distance of Higham Ferrers market square and Rushden Lakes retail and leisure complex. The property boasts a spacious living room, comes with the addition of a heated conservatory and benefits from gas-radiator central heating, double glazing, a modern shower room, off road parking and a garage. The accommodation in brief comprises entrance hall, living room, kitchen/diner, shower room, a large double bedroom with built in wardrobes, and a further double bedroom/dining room leading to a conservatory. Externally there is an enclosed, level west-facing rear garden offering complete privacy and a front garden with off road parking for two cars leading to a single garage. EPC Rating D, Council Tax Band C.



£290,000



GROUND FLOOR
1027 sq.ft. (95.4 sq.m.) approx.



TOTAL FLOOR AREA : 1027 sq.ft. (95.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, drawings, views 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 Floorplan 12004



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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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