



177 Queen Street

Rushden, Northamptonshire NN10 0AY



Simpson & Weekley

*****IMPROVED PRICE*** ***MOVE STRAIGHT IN***** Simpson and Weekley are delighted to offer to the market this fantastic two double bedroom bay fronted terrace house. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is finished to a high standard throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen and bathroom downstairs. The first floor boasts two large double bedrooms. The home also benefits from gas central heating and double glazing throughout. Externally there is a small courtyard front garden and a enclosed rear garden. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating D, Council Tax Band A



Offers In Excess Of £170,000



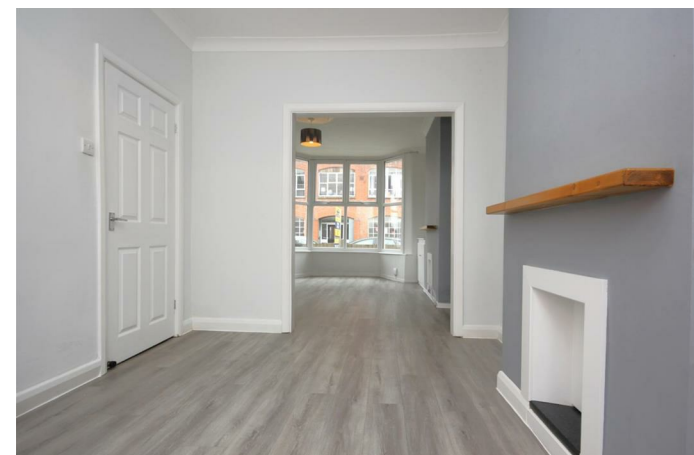
2



1



2



Simpson & Weekley

GROUND FLOOR
536 sq ft. (49.8 sq.m.) approx.

1ST FLOOR
353 sq ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq ft. (82.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metreplan (2020)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(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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