



79 Queen Street  
Rushden, NN10 0AY



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market, with no onward chain, this excellent three-bedroom home, benefitting from a detached single garage and off-road parking to the rear.

The accommodation is set over three floors, comprising in brief an entrance hall, modern kitchen, cloakroom/WC, living/dining room, and conservatory to the rear. On the first floor you will find two bedrooms, one single and one double, together with a family bathroom, and on the second floor is the master bedroom with an ensuite. The rear garden backs onto Albert Road, which is where you will find parking for the property and the garage, accessed directly from the garden via a locked gate.

The property itself is situated in a convenient location within close proximity to Rushden town centre, where you will find a range of all the amenities you could expect. The popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, and for commuters both the A6 and A45 are easily accessible.

EPC Ordered, Council Tax Band B

£240,000

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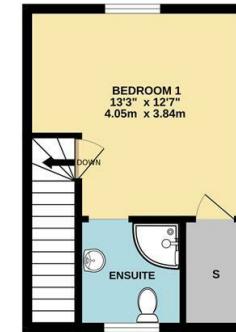
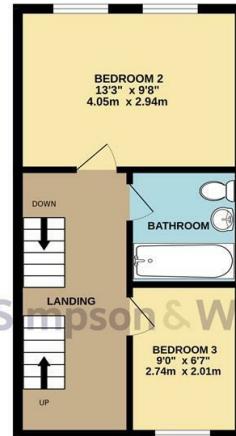
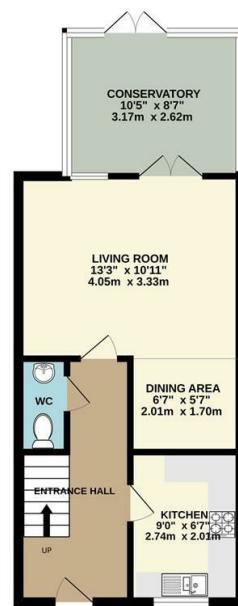


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GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.

2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.

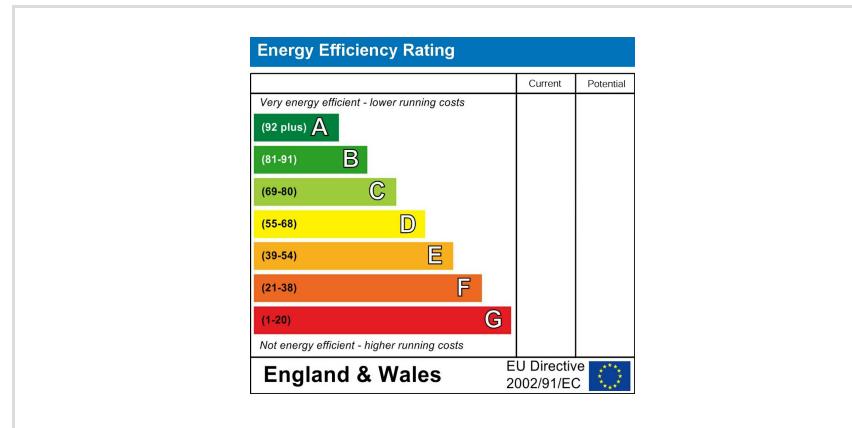


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TOTAL FLOOR AREA: 1021 sq.ft. (94.8 sq.m.) approx.

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. The floorplan is for identification only and must not 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.

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