



192a Wellingborough Road
Rushden, Northamptonshire NN10 9SX



Simpson & Weekley

Substantial Home with Detached Annex and Off Road Parking!

Offered to the market with no upward chain is this larger than expected, modernised, mature terraced house. With accommodation spanning three storeys and a separate annex this really is a unique property ideal for anyone looking for a home with size as a priority, parking and a convenient location. We believe this could also be an attractive investment for anyone looking for a buy-to-let opportunity.

As you enter the ground floor the hallway leads to an open lounge/dining room, there is a shower room, double bedroom and stairs leading to the first floor and the lower ground floor. The first floor bring three further bedrooms and a family bathroom whilst the lower ground floor hallway provides access to a games room/snug, dining room, modern refitted kitchen, rear lobby and w.c. Externally an enclosed rear garden mainly laid to lawn now boasts a detached annex that comprises of a living room with double doors to the garden and bedroom/treatment room with en-suite shower room.

Externally the forecourt front garden set the property back from the road whilst behind the rear garden there is a gravelled parking area for four to six cars.

The convenience of having Rushden Lakes retail and leisure complex, the High Street, schools, and parks all within walking distance is ideal. Additionally, direct trains from nearby Wellingborough can whisk you to London in under an hour, making commuting a breeze.

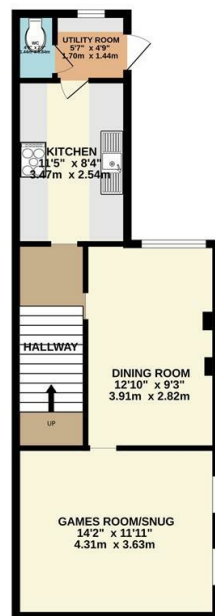
EPC Rating D, Council Tax Band B

£350,000

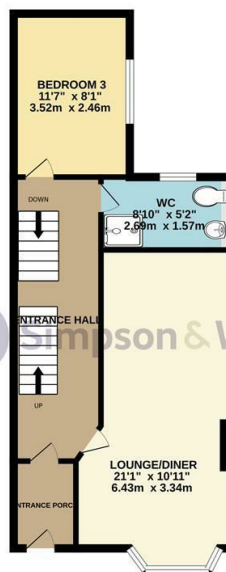


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BASEMENT LEVEL
499 sq.ft. (46.4 sq.m.) approx.



GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1579 sq.ft. (146.7 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 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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(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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