



59 Woodland Road
Rushden, NN10 6US



Simpson & Weekley

FULL OF POTENTIAL ***NO UPPER CHAIN*** Simpson and Weekley are delighted to offer to the market this wonderful three/four bedroom detached family home. Ideally located on the highly desirable Woodland Road 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 property boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen dining room which could be used as a double bedroom, a master bedroom, bathroom and WC downstairs. The first floor boasts two large double bedrooms both rooms offering built in storage. The home also benefits from gas central heating and double glazing. Externally there is a large private driveway, a detached single garage and a large enclosed private rear garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Ordered, Council Tax Band D

£300,000



3



1



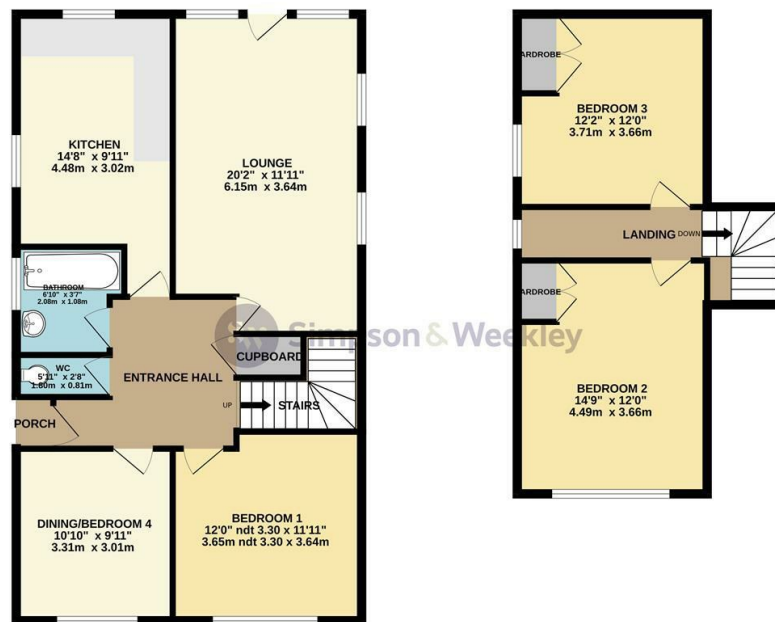
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Simpson & Weekley

GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.

1ST FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1228 sq.ft. (114.1 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 Metreapp (2020).



Energy Efficiency Rating

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