



3 Franciscan Close  
Rushden, NN10 9PJ



Simpson & Weekley

Set down a cul-de-sac, located within walking distance of popular schooling, shops, parks and open countryside walks is this three bedroom semi-detached house with altered and extended accommodation resulting in the addition of a utility room, a larger bathroom and dining area in the kitchen. There are also benefits of off road parking, gas radiator central heating and double glazing. The accommodation in brief comprises entrance hall, living room, utility room, kitchen/diner and bathroom to the ground floor. To the first floor there are three bedrooms and externally there is a lawned front garden with a driveway providing off road parking and an enclosed rear garden mainly laid to lawn with a paved patio area. A fantastic family home, first time purchase or property to downsize to. EPC Rating C, Council Tax Band B

Offers In Excess Of £215,000

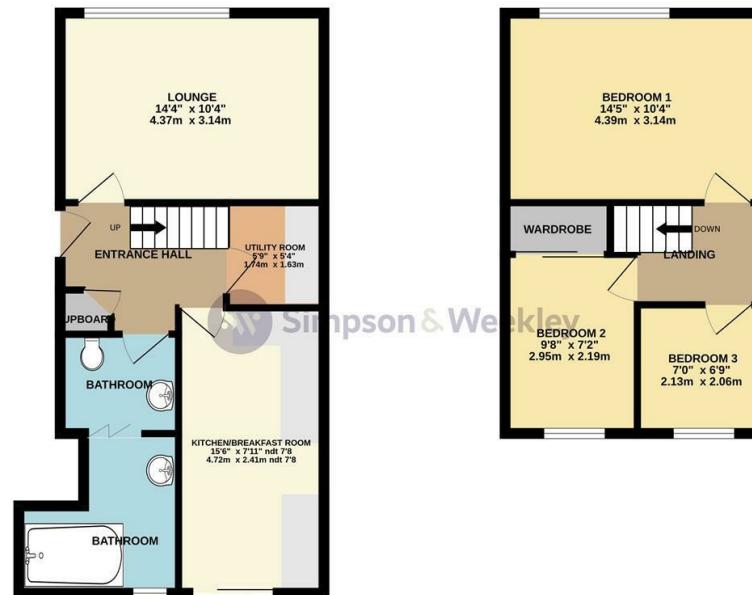
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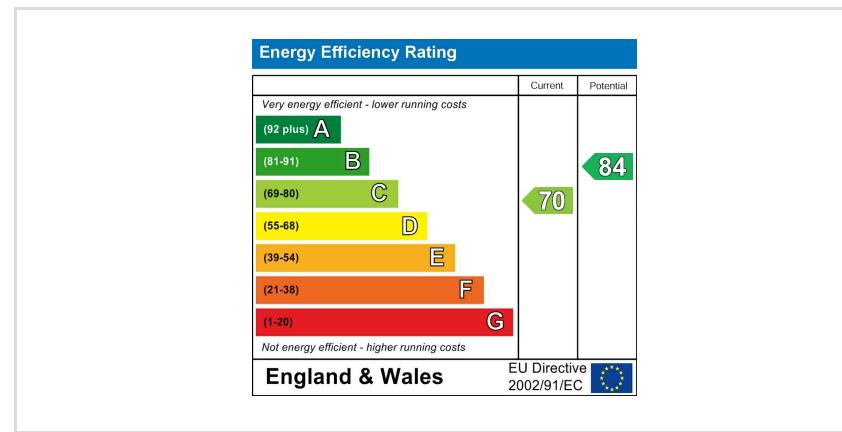
GROUND FLOOR  
457 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



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TOTAL FLOOR AREA : 784 sq.ft. (72.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. These plans are not to scale and are intended for general guidance only. Prospective purchasers should not rely on them as an accurate description of the property and must satisfy themselves by inspection or otherwise as to their accuracy. The services, fixtures, fittings and appliances have not been tested and no guarantee as to their operability or efficiency can be given.  
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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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30 High Street, Rushden, Northants, NN10 0PW