



93 Park Road  
Rushden, NN10 0LH



**Simpson & Weekley**

Simpson and Weekley are delighted to offer to the market this spacious bay-fronted Victorian terrace property, boasting nearly 1,000 sq. ft of living accommodation set over two floors. The property requires modernisation throughout, making this an ideal project or investment opportunity.

The ground floor accommodation comprises an entrance hall, bay-fronted living room with fireplace, kitchen and separate dining room, inner hall leading to the WC, and a further reception room to the rear. On the first floor you will find two double bedrooms and a large family bathroom. Externally, there is a small wall-enclosed front garden, and to the rear is an enclosed garden which is mostly laid to lawn.

The property itself is situated in the heart of town, tucked away from the hustle and bustle yet within easy walking distance to the town centre and all the amenities it has to offer. 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 Rating D, Council Tax Band A

£175,000

 2  1  2



GROUND FLOOR  
544 sq ft, (50.6 sq m) approx.

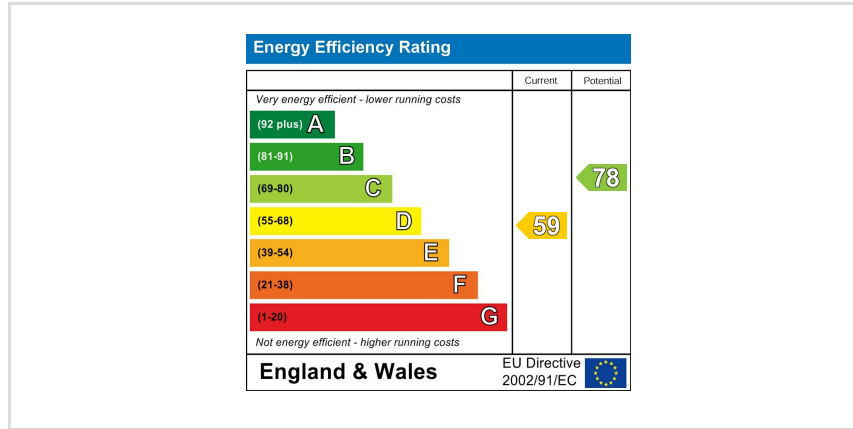
1ST FLOOR  
443 sq ft, (41.2 sq m) approx.



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TOTAL FLOOR AREA: 987 sq ft (91.7 sq m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors 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, appliances and equipment shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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**Simpson  
&Weekley**

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Journey Personal



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