



14 Windmill Banks
Rushden, Northants NN10 8JF



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this very well presented four bedroom semi detached house located in the sought after market town of Higham Ferrers within walking distance to local schools and shops with good access to road and transport links. This spacious home will be available around the middle of August and briefly comprises entrance hall, spacious lounge/dining room with log burner, modern re-fitted and modern kitchen, rear hallway leading to the rear garden and a modern and recently re-fitted WC to the ground floor. To the first floor there are four double bedrooms and a recently re-fitted and modern family bathroom with shower over the bath. The property further benefits from front and rear gardens, gas radiator central heating and brand new Upvc windows. An early viewing of this immaculate property is considered essential to avoid disappointment. EPC Rating C. Council Tax Band A

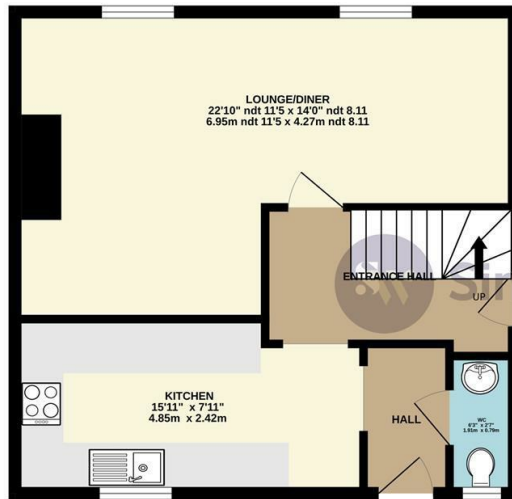


£1,250 PCM

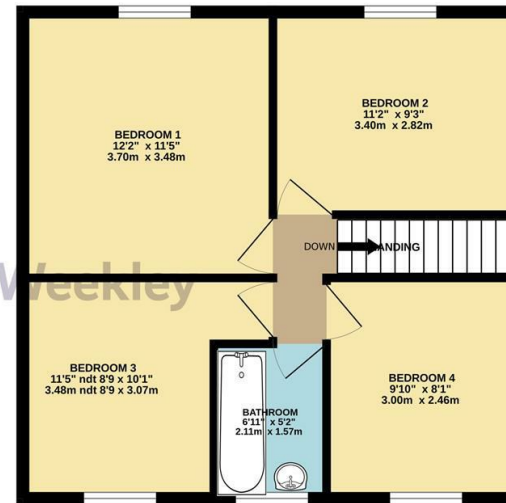
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GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.

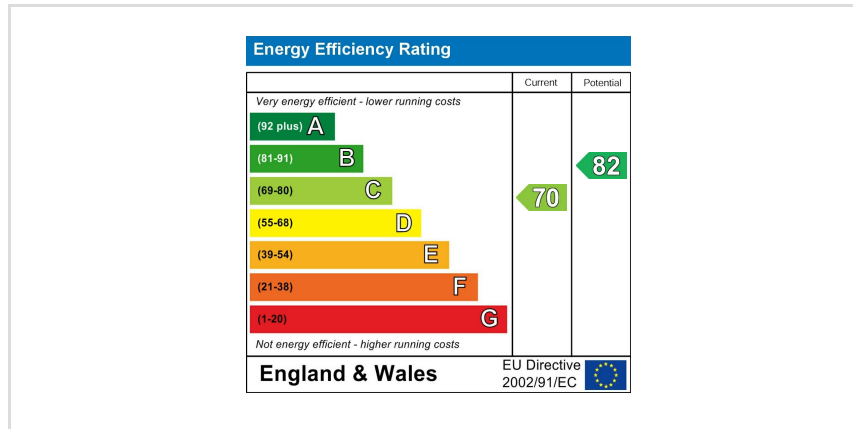


1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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.
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