



44 Short Stocks

Rushden, Northamptonshire NN10 0EB



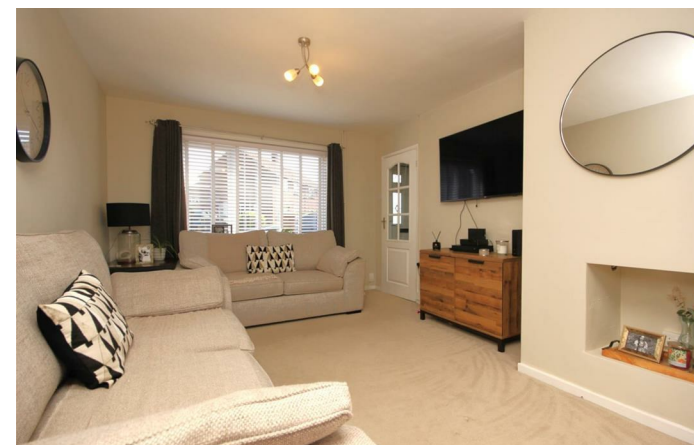
Simpson & Weekley

\*\*\*A WONDERFUL FAMILY HOME\*\*\* Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom semi-detached family home. Ideally located 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 home is wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, open plan lounge dining room, kitchen and utility room downstairs. The first floor boasts two double bedrooms, a single third bedroom and a re-fitted family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden with two brick outbuildings. To the front of the of the home is a private driveway for two cars. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band B, EPC Rating C

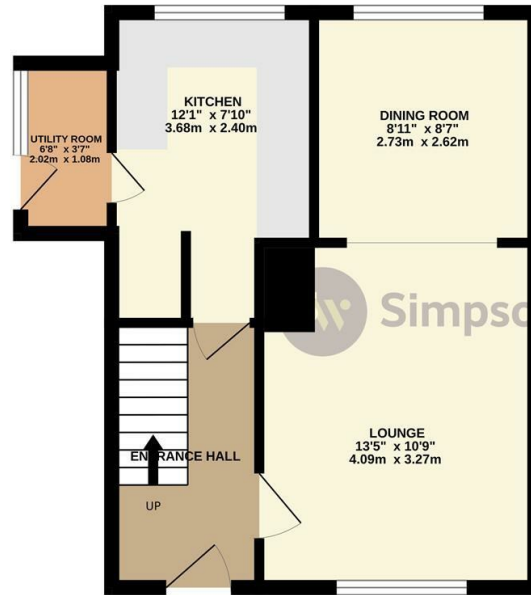


£240,000

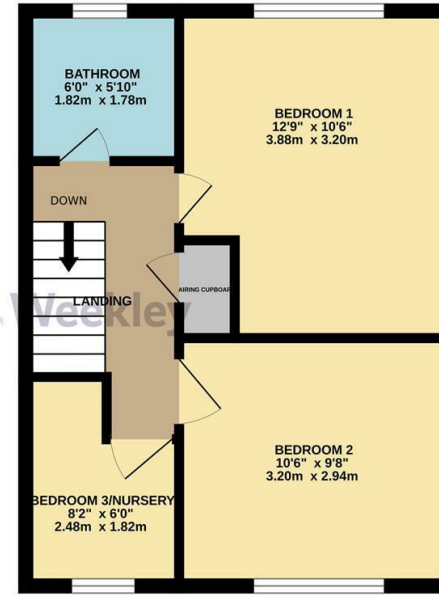
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GROUND FLOOR  
384 sq.ft. (35.7 sq.m.) approx.



1ST FLOOR  
369 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA: 753 sq.ft. (69.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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