



37 Kings Road
Rushden, NN10 0DW



Simpson & Weekley

*****IMPROVED PRICE*** ***MOVE STRAIGHT IN***** Simpson and Weekley are delighted to offer to the market this fantastic two-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 beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, modern kitchen and WC downstairs. The first floor offers two double bedrooms and a re-fitted four piece family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is an enclosed courtyard front garden and a large private rear garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band A

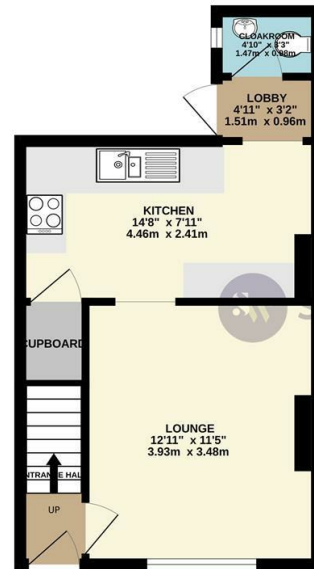


£190,000

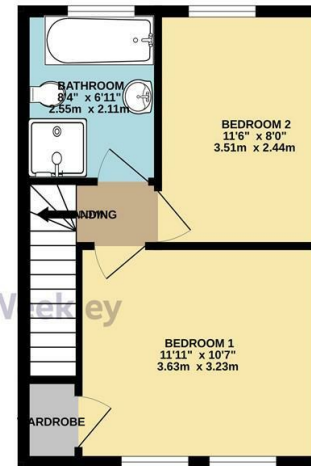
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GROUND FLOOR
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 654 sq.ft. (60.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any 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 Metropack C0202.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW