



13 Roberts Street

Rushden, Northamptonshire NN10 0NG



Simpson & Weekley

NEW INSTRUCTION Simpson and Weekley Lettings are delighted to offer this well presented two bedroom terrace house ideally located on the popular Roberts Street on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief open plan lounge/dining room, modern kitchen, utility area and bathroom to the ground floor. Upstairs, the first floor boasts two double bedrooms. The home also benefits from gas central heating and double glazing throughout. Externally there is an enclosed private rear garden. An internal viewing is highly recommended to fully appreciate everything this wonderful home has to offer and viewing is very highly recommended to avoid disappointment. EPC Rating D. Council Tax Band A



£950 PCM

2 1 1



GROUND FLOOR
409 sq ft. (38.0 sq m.) approx.

1ST FLOOR
264 sq ft. (24.5 sq m.) approx.



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TOTAL FLOOR AREA: 673 sq ft. (62.5 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.
Made with Metreplan 10/20



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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