



25 Palm Road

Rushden, Northamptonshire NN10 6AS



**Simpson & Weekley**

Offered to the market with no upward chain, set on the sought after Palm Road is this well presented, bay fronted semi-detached house. The property benefits from separate reception rooms, the addition of a conservatory, and a further room to the rear of the building accessed from the garden, currently used as an occasional bedroom for visitors with an adjoining en-suite – ideal for anyone wanting to run a business from their home. The accommodation in brief comprises entrance hall, living room, dining room, refitted kitchen and adjoining conservatory currently used as a utility room all to the ground floor. To the first floor there are two double bedrooms and a four piece family bathroom. Externally the front garden sets you back from the road whilst the enclosed rear garden has a private side entrance, room with adjoining shower room on the back of the house and down the bottom of the established garden sits a further shed/workshop. This well maintained home could be ideal for anyone looking to commute with work. The A45 is just a short distance from the house where the next largest town of Wellingborough has direct trains leaving it's station and arriving in London st pancras well within an hours journey. There is also the ever popular Rushden Lakes within walking distance of the property where you will find restaurants, shops, leisure activities and countryside walks in abundance. EPC Rating D, Council Tax Band B

£240,000



GROUND FLOOR  
624 sq ft. (58.0 sq.m.) approx.

1ST FLOOR  
437 sq ft. (40.6 sq.m.) approx.



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TOTAL FLOOR AREA: 1061 sq ft. (98.6 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of floors, windows, doors and any other items are approximate and the responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown here are not been tested and no guarantee, as to their operability or efficiency can be given.  
Made with MyPlan 0200.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	72
(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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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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

30 High Street, Rushden, Northants, NN10 0PW