



36 Meadow Walk
Rushden, NN10 8EL



Simpson & Weekley

Offered to the market with no upward chain set within a cul-de-sac in the highly sought after historic market town of Higham Ferrers is this three bedroom detached house. Boasting off road parking, an open plan kitchen/dining room and a conservatory, this house represents a fantastic opportunity for anyone looking for a property they can modernise and make their own. There are also benefits of double glazing and a single garage. The accommodation in brief comprises entrance hall, kitchen/dining room, living room and conservatory to the ground floor. To the first floor there is a family bathroom and three bedrooms. Externally the front garden comes with a driveway providing off road parking leading to the garage and an enclosed rear garden mainly laid to lawn. Schools, parks, shops and countryside are all within walking distance and Wellingborough Railway Station is just a 6 mile drive where a direct train to London St Pancras is less than an hours journey. EPC Rating E, Council Tax Band C

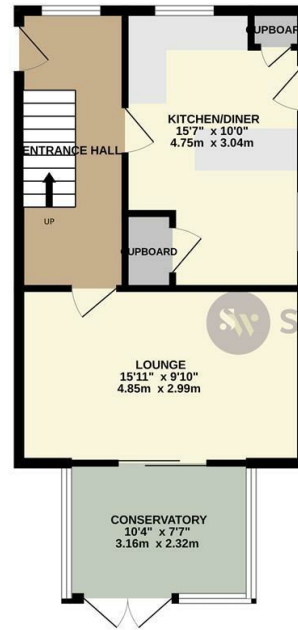


£250,000

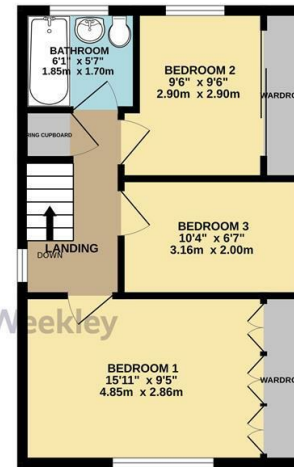
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GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metropac (2020)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(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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