



20 Chester Road

Rushden, Northamptonshire NN10 9QG



Simpson & Weekley

****LARGE CORNER PLOT**** Simpson and Weekley are delighted to offer to market this three-bedroom end terrace home, situated in a popular residential location and within easy access to local amenities.

There is well-appointed accommodation set over two floors. The ground floor comprises an entrance hall, bright living room, kitchen/dining room, inner hall, and downstairs bathroom. On the first floor are three bedrooms, two of which are doubles. Externally, the property benefits from gardens to both the front and rear, with the rear garden being a great size which is mostly laid to lawn with a patio area.

The property itself is positioned on the Western edge of Rushden, within a 20-minute walk to the popular Rushden Lakes Shopping and Leisure Centre, or within a 15-minute walk to the town centre with a further variety of amenities. For commuters, both the A6 and A45 are easily accessible.

EPC Rating D, Council Tax Band A

£225,000



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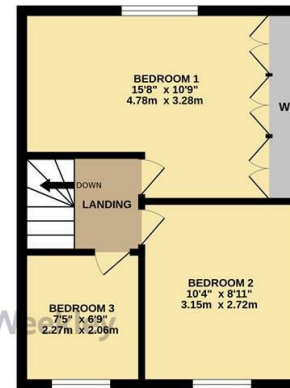


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GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
331 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 Metrepack (3/20).



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(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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