



27 Sunningdale Drive

Rushden, Northamptonshire NN10 0YJ



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to this immaculately presented three bedroom link detached house located on the sought after south side of Rushden. Available around the end of August, the accommodation briefly comprises of entrance hall, bay fronted lounge with feature fireplace, inner hallway with downstairs cloakroom, spacious and modern kitchen/dining room and conservatory to the ground floor. To the first floor there are three bedrooms, the master having a walk in dressing area and modern en-suite shower room and further modern family bathroom with shower over the bath. The property further benefits from a private rear garden which is not overlooked from the rear. Further benefits include a driveway providing off road parking leading to a single garage. Viewing is very highly recommended to avoid disappointment. EPC Rating C. Council Tax Band D



£1,350 PCM

 3  2  2





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(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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