



8 Birchall Road
Rushden, NN10 9RQ



Simpson & Weekley

*****DOUBLE BAY FRONTED DETACHED BUNGALOW***** Simpson and Weekley are delighted to offer to the market this wonderful two bedroom detached bungalow. Ideally located 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 itself offers ample living accommodation set over one floor and comprising in brief; entrance hallway, bay fronted lounge with wood burner stove, kitchen diner and conservatory. The master bedroom is a large double bedroom with a fireplace and bay window, bedroom two is another double bedroom at the rear of the home and concluding the internal accommodation. The property also benefits from gas central heating and double glazing throughout. Externally there is a large private enclosed rear garden with a timber built summer house currently being used as an outside bar. To the front of the home is private off street parking. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Council Tax Band C, EPC Rating Ordered

£325,000



Simpson & Weekley



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



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



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