



44 York Road
Rushden, NN10 8HZ



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this extended three-bedroom, semi-detached family home, situated in an excellent residential location within the popular market town of Higham Ferrers.

Approaching the property from the front, you will find a private driveway currently providing parking for one car with potential to create further parking, if required, in addition to the garage. As you enter the property you will find a lovely spacious entrance hall, and to the right is a bay-fronted living room. There is a separate sitting room, an extended kitchen/dining room to the rear of the property, and the office is accessed via the rear garden. Upstairs you will find three bedrooms, two of which are doubles, and a re-fitted bathroom. To the rear of the property is a sizeable, private garden with lawn and patio areas - offering ample space for outdoor furniture, and a blank canvass for its' next owner.

The property itself is situated in the heart of Higham Ferrers, a historical market town with a range of amenities on the high street and surrounding. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre and Stanwick Lakes Nature Reserve. For commuters, both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band B.

Offers In Excess Of £335,000



3



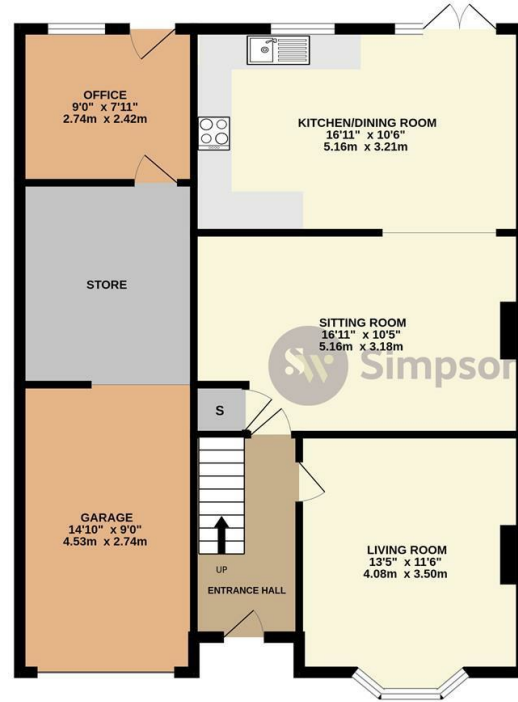
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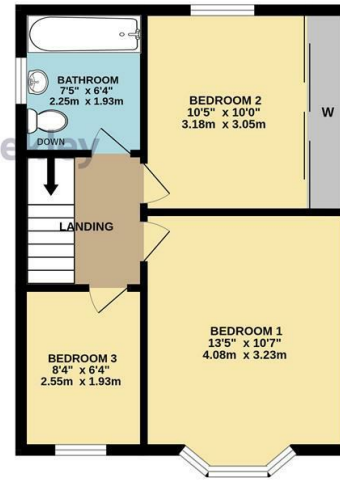
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GROUND FLOOR
851 sq.ft. (79.0 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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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	69	78
	EU Directive 2002/91/EC	



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