



25 St. James Close
Rushden, NN10 6DR



Simpson & Weekley

****LARGE PLOT**** Simpson and Weekley are delighted to offer to the market this excellent three-bedroom property, offering over 1,100 sq. ft of living accommodation set across two floors.

In brief, the ground floor comprises of a spacious entrance hall, an open-plan kitchen/dining room, a living room with open fire, a cloakroom/WC and utility room to the rear, and on the first floor you will find three well-proportioned bedrooms together with a family bathroom. Externally, you will find well-tended front and rear gardens, both fence-enclosed and mostly laid to lawn.

The property itself is situated on the northern edge of Rushden and within easy walking distance to Higham Ferrers and the historic market town centre, where you will find a range of all the amenities you could expect. The popular Rushden Lakes Shopping and Leisure Centre is also just a few minutes' drive, where you will find further shops, restaurants, bars, and immediate access to beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

EPC Rating Ordered, Council Tax Band B.

£265,000



3



1



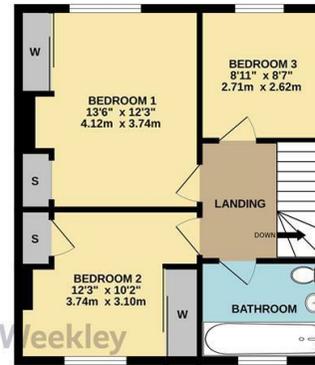
2



GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 sq.m.) approx.

While 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.
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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		
(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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