



8 Rushton Mews

Corby, Northamptonshire NN17 5EQ



Simpson West

Set in the sought after Priors Hall Park development, this well presented two bedroom semi detached home is available for purchase with the advantage of no onward chain. Tucked away at the end of a peaceful cul de sac, the property is ideally positioned close to local schools, everyday shopping facilities and a range of nearby amenities.

The ground floor accommodation comprises a welcoming hallway, a downstairs WC, a contemporary fitted kitchen, with a fridge/freezer with cold drinks dispenser and washing machine which will remain in the property, and a spacious open plan lounge and dining area featuring patio doors that open out onto the garden. Upstairs, there are two generously proportioned bedrooms, with the principal bedroom benefiting from a private en suite shower room, alongside a separate family bathroom.

Externally, the rear garden is fully enclosed, predominantly laid to lawn, and offers ample outdoor space. A substantial double length driveway is located to the side of the property, providing off road parking.

Viewing is strongly recommended to fully appreciate the location and accommodation on offer. EPC rating C. Council Tax Band B. Priors Hall Urban and Civic service charge applies (£278 per annum).

£212,500



2



2

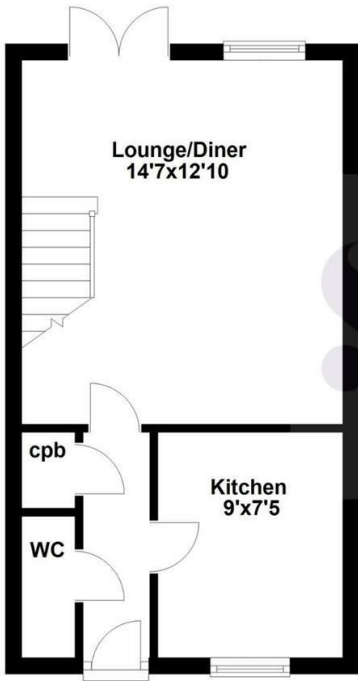


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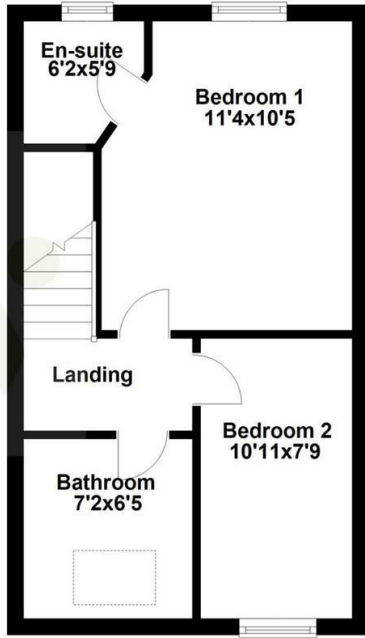


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Ground Floor



First Floor



Floor plan not to scale - for guidance purposes only.
Floor plan created by Simpson West for their use.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	75	
(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



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