



66 Avenue Road  
Rushden, NN10 0SJ



**Simpson & Weekley**

\*\*\*RURAL LIVING\*\*\* \*\*\*LOCATION LOCATION LOCATION\*\*\* Simpson and Weekley are delighted to offer to the market this wonderful four-bedroom detached family home. Ideally located in on the rural and highly desirable Avenue Road on the edge of Rushden and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home offers flexible living accommodation set over two floors and comprising in brief; large open entrance hallway, extended lounge diner, kitchen, two double bedrooms and a family bathroom downstairs. The first floor offers a large master bedroom with en-suite shower room and a large single fourth bedroom which is currently being used as office. The home also benefits from gas central heating and double glazing throughout. Externally there is a beautiful mature rear garden, a front garden and ample off street parking for several cars. An internal viewings highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating E, Council Tax Band D



£450,000



GROUND FLOOR  
767 sq.ft. (71.2 sq.m.) approx.

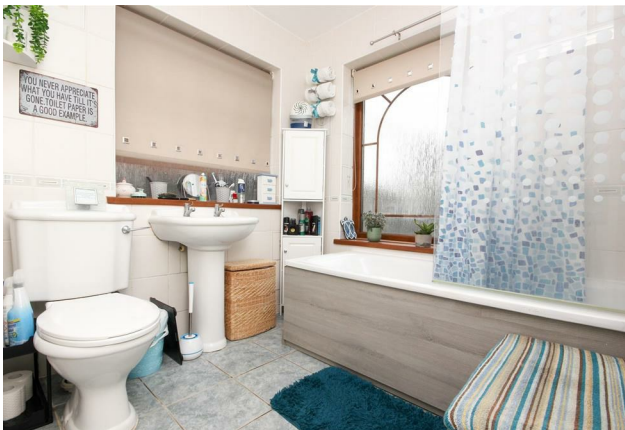


1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 6/2020



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>81</b>		
<b>England &amp; Wales</b>	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  
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