



7 Hollowell Close  
Rushden, Northants NN10 0YY



**Simpson & Weekley**

\*\*\*NEW INSTRUCTION\*\*\* \*\*\*MORE PHOTOS TO FOLLOW\*\*\* Simpson & Weekley Lettings are delighted to offer this modern three bedroom terraced house located in a cul-de-sac location on the popular south side of Rushden. Available towards the end of June, the property has been recently re-decorated throughout in a neutral scheme, the accommodation briefly comprises entrance hall, lounge with feature fireplace, downstairs cloakroom, dining room with useful understairs storage cupboard and French doors to the rear garden with archway to modern fitted kitchen to the ground floor. To the first floor, the master bedroom has built in wardrobes and a modern en-suite shower room, there are two further bedrooms and a modern white family bathroom suite. Outside there are front and rear gardens and driveway providing off road parking for one car leading to a single garage. The property will be available towards the end of June and viewing is very highly recommended to appreciate all this property has to offer. EPC Rating C. Council Tax Band C



£1,250 PCM



3




2



2

### Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>91</b>   |
| (69-80) <b>C</b>                                   | <b>78</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |

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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW