21 Kings Avenue

Rushden, NN10 8LA

Simpson & Weekley

NO UPPER CHAIN Simpson and Weekley are delighted to offer to the market this fantastic and extended family home. Ideally located in the highly sought after Northamptonshire market town of Higham Ferrers and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, kitchen breakfast room and dining room and a WC downstairs. The first floor offers four individual bedrooms and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private enclosed rear garden with large patio seating area and covered outside bar. To the front of the home is a block paved driveway which offers off street parking for two cars. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band A, EPC Rating C.

Offers In Excess Of £250,000

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GROUND FLOOR
485 sq.ft. (45.0 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.

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TOTAL FLOOR AREA : 867 sq.ft. (80.5 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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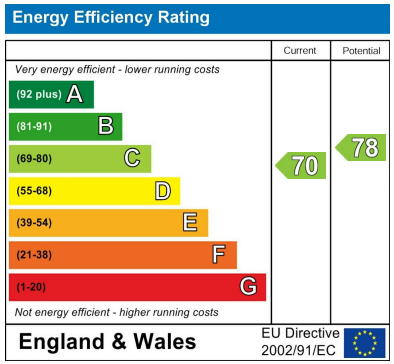

When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, 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 & Weekley

Making Every Journey Personal

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