



42 Pratt Road

Rushden, Northants NN10 0EQ



Simpson & Weekley

CLOSE TO TOWN Simpson and Weekley are delighted to offer to the market this amazing three bedroom semi-detached family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room and kitchen downstairs. The first floor boasts three separate bedrooms and a family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and a garage and driveway to the front of the home. The property is also offered to the market with no upper chain. An internal viewing is highly recommended to fully appreciate everything this home has to offer. Council Tax Band B, EPC Rating Ordered

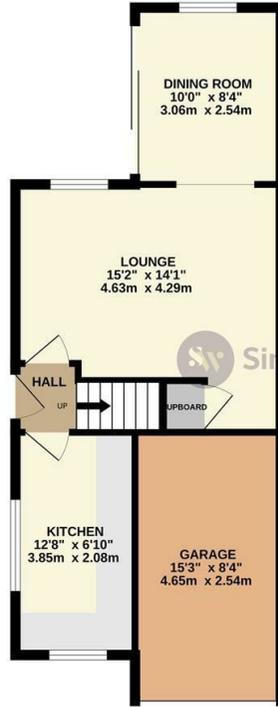


£240,000

3 1 2



GROUND FLOOR
511 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 916 sq.ft. (85.1 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 fixtures, 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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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Making Every
Journey Personal



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