

13 Roberts Street

Rushden, Northamptonshire NN10 0NG

Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this fantastic two double-bedroom Victorian terraced home, having been improved throughout by the current owner to a very high standard and ready for its' new owner to move straight in and enjoy.

The accommodation is set across two floors, comprising in brief an open-plan living/dining room, re-fitted quality kitchen, utility room, and a new modern bathroom to the rear of the property. On the first floor are two double bedrooms, which have both been re-carpeted along with the stairs.

Externally, there is on-street parking to the front of the property, and to the rear is a good-sized, low-maintenance garden - ideal for someone looking to put their own stamp.

Roberts Street is conveniently positioned in the heart of Rushden, providing easy access to the High Street and a range of local amenities, including shops, supermarkets, schools and everyday facilities. Rushden Lakes shopping and leisure destination is also just a short drive away, offering a fantastic selection of shops, restaurants and leisure facilities. For commuters, there are excellent road links via the A6, A45 and A14, providing access to surrounding towns and further afield.

£185,000

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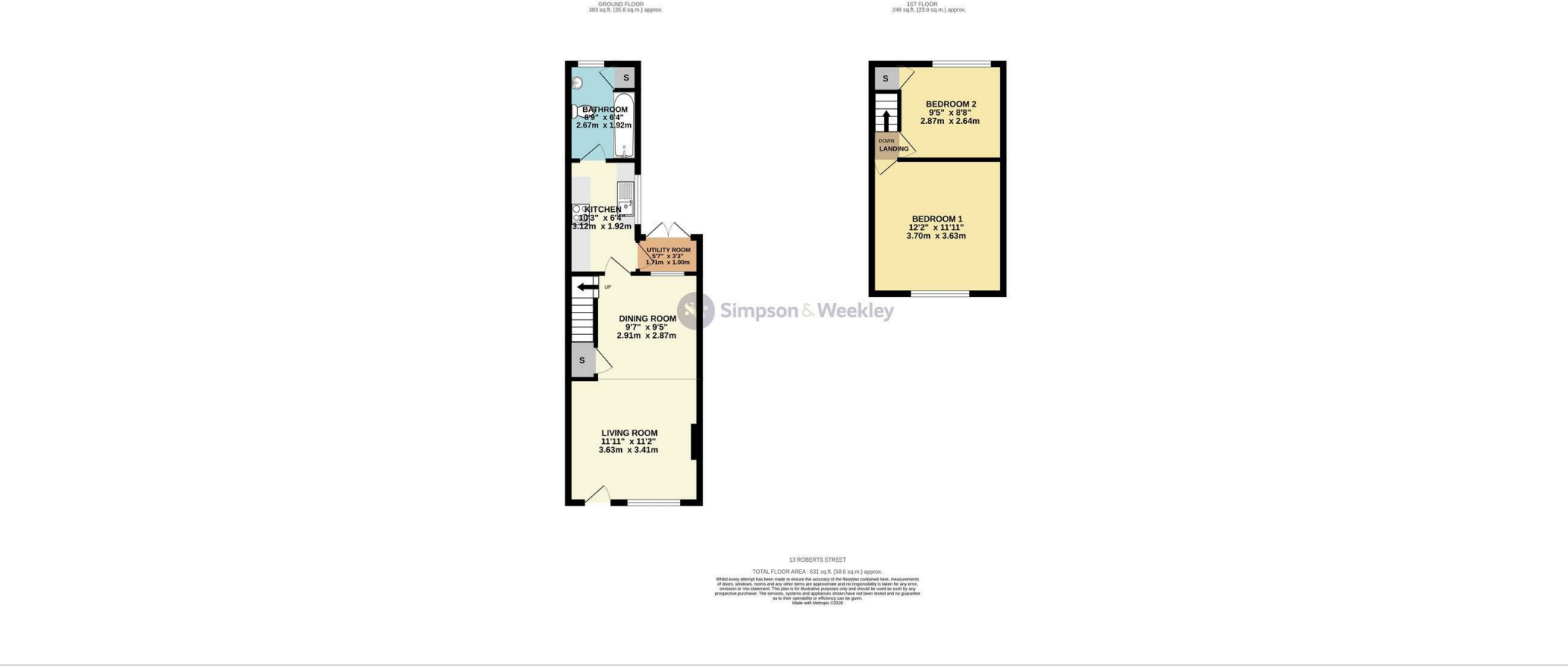




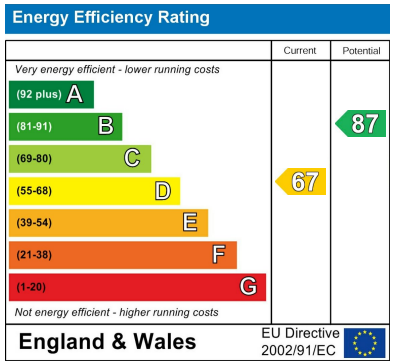




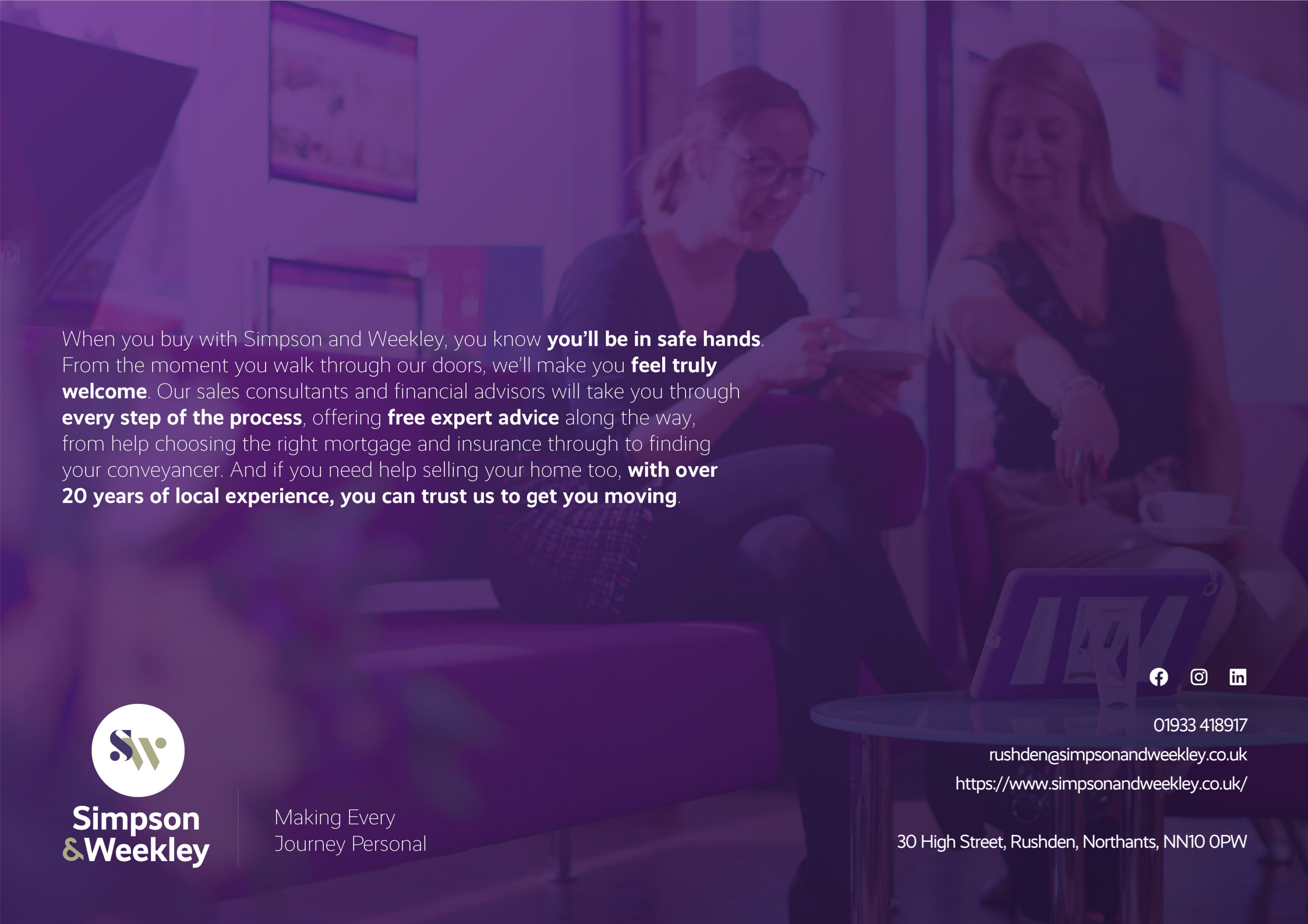
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GROUND FLOOR
383 sq.ft. (35.6 sq.m.) approx.
1ST FLOOR
248 sq.ft. (23.0 sq.m.) approx.
S
BATHROOM
9'5" x 6'4"
2.67m x 1.92m
KITCHEN
10'3" x 6'4"
3.12m x 1.92m
UTILITY ROOM
5'7" x 3'3"
1.71m x 1.00m
UP
DINING ROOM
9'7" x 9'5"
2.91m x 2.87m
S
LIVING ROOM
11'11" x 11'2"
3.63m x 3.41m
S
BEDROOM 2
9'5" x 8'8"
2.87m x 2.64m
DOWN
LANDING
BEDROOM 1
12'2" x 11'11"
3.70m x 3.63m
Simpson & Weekley
13 ROBERTS STREET
TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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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
67
87
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**.

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Making Every Journey Personal

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