



29 Griffith Street

Rushden, Northamptonshire NN10 0RL



Simpson & Weekley

Situated on the highly regarded, tree aligned 'Griffith Street' is this extended, 1930's semi-detached home. Still retaining much of its original 1930s charm and character, this family home has been well maintained over the years and now benefits from a ground floor extension providing an additional reception room and larger kitchen, and further accommodation from the side entrance now brings the convenience of a utility room, cloakroom and lean to to the ground floor space. The accommodation in brief comprises entrance porch, hallway with stunning stained glass windows and door, sitting room, lounge open plan to dining room with French doors to the garden and an opening from worktop height to the kitchen - ideal for communicating whilst cooking and entertaining. The kitchen has been extended and has a door to the side entrance that leads to the front of the property, a utility, a cloakroom and a lean to that leads to the garden. To the first floor there is a landing, family bathroom and three bedrooms. Externally there is a front garden with off road parking and a mature rear garden offering a good degree of privacy that comes with a roofed patio, two lawns areas and established plant and shrub borders. The property is located within view of the stunning Hall Park and within walking distance of the High Street, schools and a number of gyms. A fantastic home in a highly sought after area. EPC Rating E, Council Tax Band B

£340,000



3



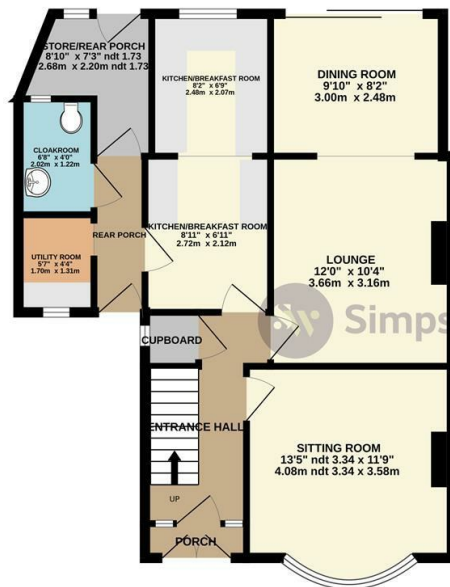
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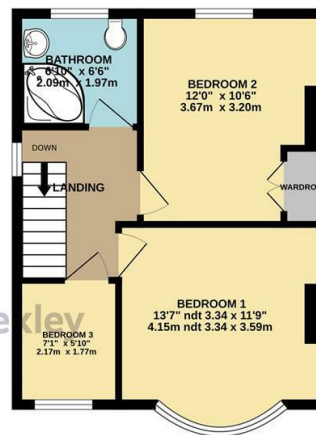
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GROUND FLOOR
662 sq.ft. (61.5 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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 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		73
(55-68) D	50	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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