



113 Rushden Road
Rushden, NN10 9LQ



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this charming, bay-fronted, Victorian terraced home, situated on the popular Rushden Road.

There is accommodation set across two floors, comprising a bay-fronted living room, dining room, re-fitted kitchen and bathroom on the ground floor. There are two double bedrooms on the first floor, with an additional dressing room/study off the master bedroom.

Externally, there is a small, wall-enclosed front garden, and to the rear is a large garden which is mostly laid to lawn with a patio area, ideal for outdoor seating.

The property itself is situated on the Wymington/Rushden border, providing ideal access to both location's amenities, to include St Lawrence Primary School in Wymington, and schools for all ages in Rushden.

You will find a range of all the amenities you could expect in the town centre, and the popular Rushden Lakes Shopping and Leisure Centre provides further shops, restaurants, cafe's and immediate access to a miles of beautiful countryside walks and cycle paths. For commuters, both the A6 and A45 are easily accessible.

£190,000



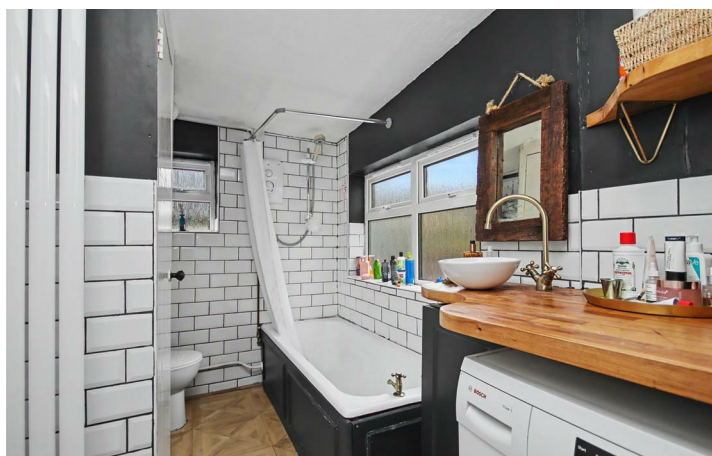
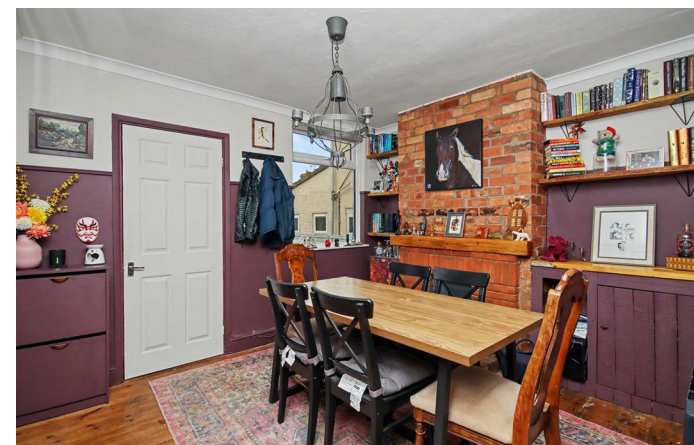
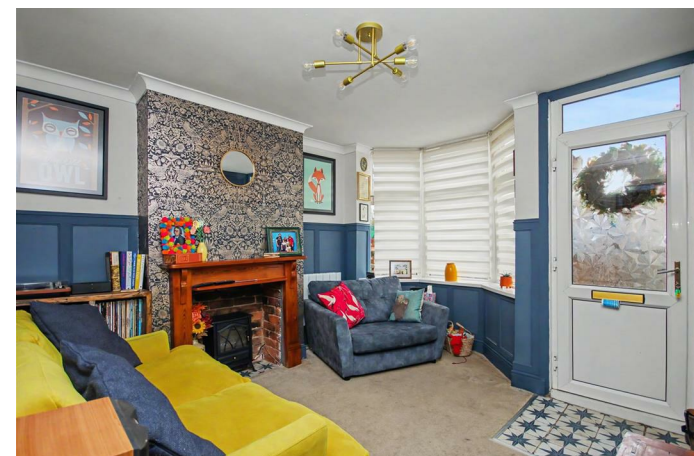
2



1



2



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TOTAL FLOOR AREA: 692 sq ft (64.3 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here and listed below are not guaranteed 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	



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