



14 York Road

Rushden, Northamptonshire NN10 0LB



**Simpson & Weekley**

Offered to the market with no onward chain is this well maintained Victorian terraced house, situated on the sought-after York Road.

The property boasts an impressive re-fitted kitchen/breakfast room and benefits from a first floor bathroom, gas radiator central heating, double glazing and enclosed gardens to the front and rear. The accommodation in brief comprises an entrance hall, open-plan living/dining room, and kitchen/breakfast room with utility cupboard to the ground floor. To the first floor are three bedrooms, two of which are doubles, and a modern family bathroom. Externally, there is an enclosed rear garden and a low maintenance front garden.

The house is ideally located with schools, parks and shops all being within walking distance and the A45 and A6 both within a short drive providing convenient access routes to both Wellingborough and Bedford where you will find mainline Railway Stations with direct lines to London St Pancras. An ideal first time purchase, family home or buy to let investment property.

EPC Rating D, Council Tax Band A.

£230,000



3



1



2





TOTAL FLOOR AREA: 1009 sq ft. (93.7 sq m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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. Made with Hologram 02/20.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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