



28 High Street
Rushden, NN10 9LS



Simpson & Weekley

*****CHARACTER COTTAGE*** ***VILLAGE LOCATION*** ***CHAIN FREE***** Simpson and Weekley are delighted to offer to the market this fantastic three bedroom stone built cottage. The home is perfectly located in the popular Bedfordshire Village of Wymington and offer easy access to lots of local amenities including schools, parks 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, kitchen and conservatory downstairs. The first floor boasts three double bedrooms and a separate family bathroom. The home also benefits from gas central heating. Externally there is a private rear garden, at the bottom of the garden is a garage and off street parking. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band C, EPC Ordered

£300,000



3



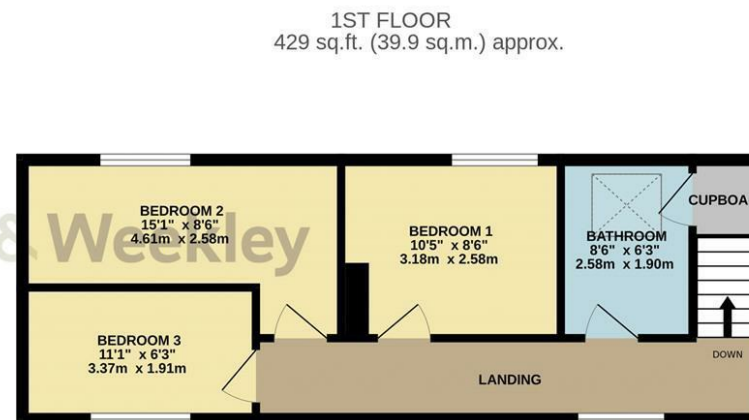
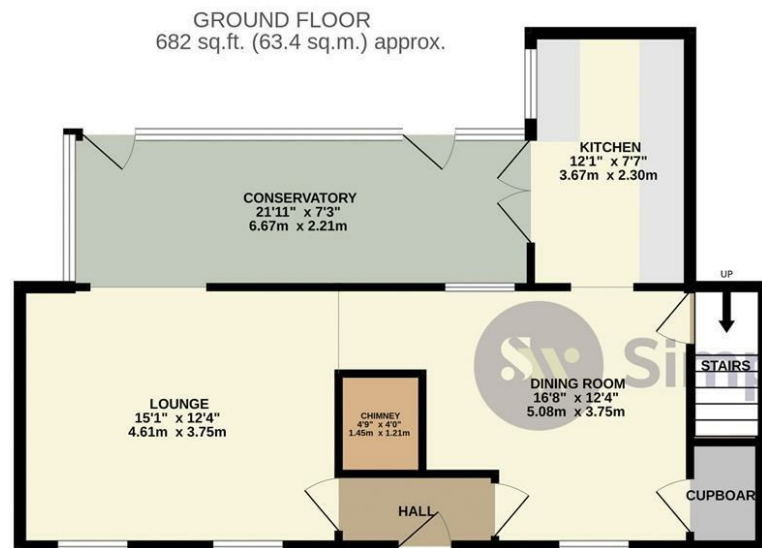
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TOTAL FLOOR AREA : 1111 sq.ft. (103.2 sq.m.) approx.

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		
England & Wales	EU Directive 2002/91/EC	



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