



1 Shakespeare Road
Rushden, NN10 6BN



Simpson & Weekley

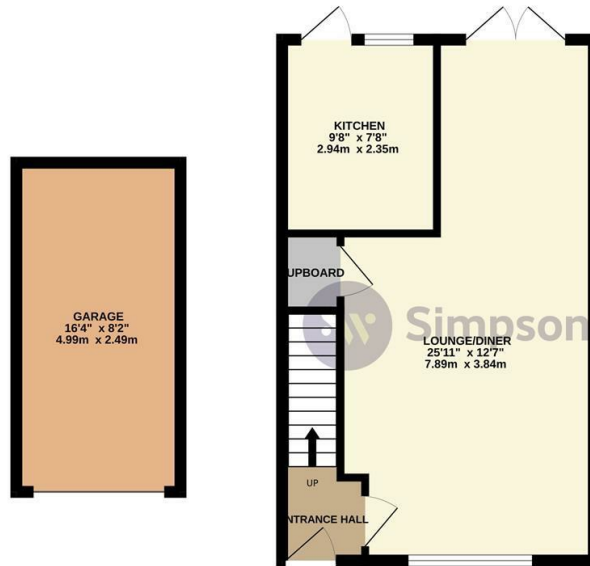
Turn key property with no upward chain! Set on the corner of a cul-de-sac behind wooden double gates sits this renovated three bedroom semi-detached family home. Having undergone a list of improvements such as replastered walls and ceilings, refitted kitchen and shower room and replacement carpets, this home represents an ideal opportunity for anyone wanting a property they can move into and immediately enjoy without the need for lots of work and updating. The accommodation in brief comprises entrance hall, lounge/dining room with French doors to the garden and a refitted kitchen to the ground floor. To the first floor there is a landing with three bedrooms and a refitted shower room with multi-jet shower. Externally there is a low maintenance front garden with a driveway providing off road parking leading to a single garage and an enclosed low maintenance rear garden. The house is located within walking distance of the very popular Rushden Lakes retail and leisure complex and has easy access to the A45. EPC Rating C, Council Tax Band B



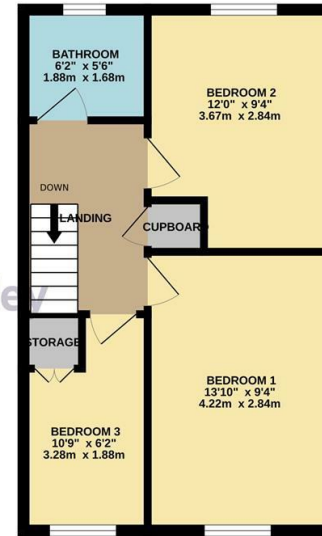
Offers In Excess Of £235,000



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA: 936 sq.ft. (87.0 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		87
(69-80) C	72	
(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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