



1b Palm Road

Rushden, Northamptonshire NN10 6AS



Simpson & Weekley

MOVE IN READY Simpson and Weekley are delighted to offer to the market this fantastic three double bedroom modern family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is wonderfully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge diner, modern kitchen and WC downstairs. The first floor offers a large master bedroom with en-suite shower room, there are two further double bedrooms and a generous family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden with a patio seating area. To the front of the home is a small front garden and a large carport which offers parking for two cars. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating B, Council Tax Band C

£280,000

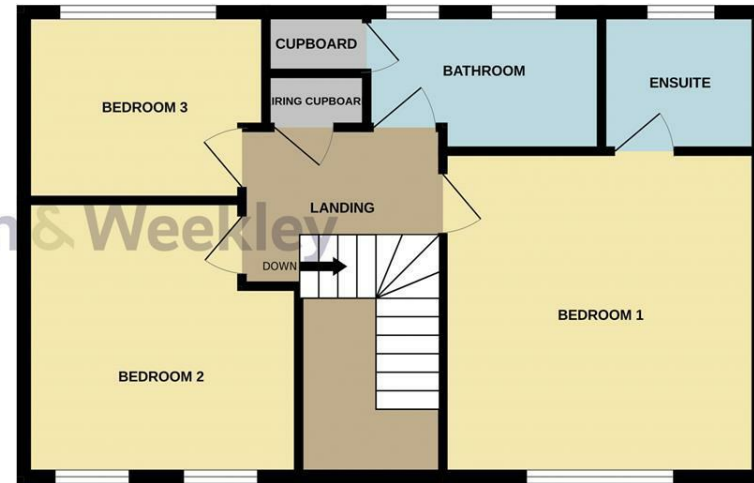
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GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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		95
(81-91) B	83	
(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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