



16 Albion Place

Rushden, Northamptonshire NN10 0RF



Simpson & Weekley

Situated in a quiet location in the heart of Rushden, is this immaculate two-bedroom detached bungalow.

The accommodation is set across one floor, comprising an entrance hall, large living room with an extended dining area to the rear, a re-fitted kitchen/breakfast room, two double bedrooms, and a fitted shower room. There is off-road parking to the front of the property for three cars, in addition to an integral single garage, and to the rear is a lovely private garden, which is mostly laid-to-lawn with a patio area.

The property itself is situated in a well-regarded location, whilst also being within walking distance to the town centre and all the amenities it has to offer. The popular Rushden Lakes Shopping and Leisure Centre is just a few minute's drive, and for commuters both the A6 and A45 are easily accessible.

EPC Rating D, Council Tax Band B

£325,000

 2  1  1



GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, windows, doors 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 Hingeplan (2024)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
&Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW