



3 Abbey Way
Rushden, NN10 9HF



Simpson & Weekley

FIVE BEDROOMS ***CHAIN FREE*** Simpson and Weekley are delighted to offer to the market this extended five-bedroom family home. The home is 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. We offer the home to the market for the first time in over 40 years and the home boasts extended living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, sun room, kitchen breakfast room, utility room and WC downstairs. The first floor offers four large double bedrooms, a single fifth bedroom and a separate family bathroom. The home also benefits from gas central heating and double glazing throughout. Externally there is a private enclosed rear garden with large patio seating area and outbuilding at the bottom of the garden. To the front of the home is a block paved private driveway and access to the over sized single garage. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Ordered, Council Tax Band C

£335,000



5



2

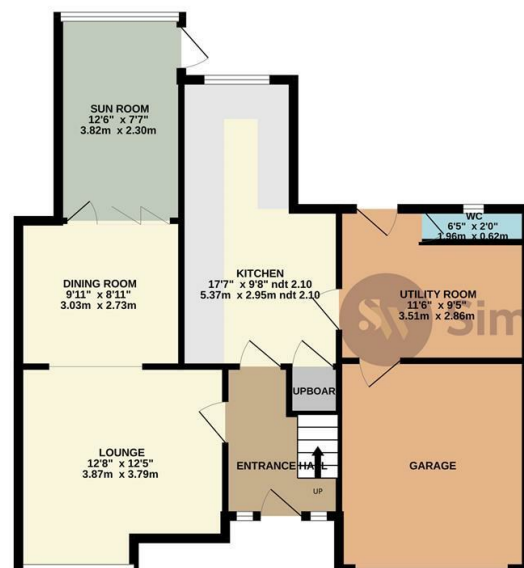


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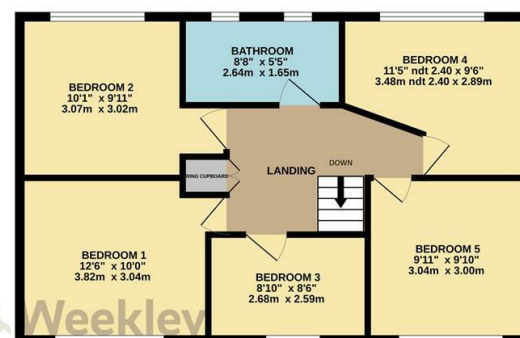


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GROUND FLOOR
799 sq.ft. (74.2 sq.m.) approx.



1ST FLOOR
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1419 sq.ft. (131.8 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 is given 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	



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
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