



24 Harborough Road
Rushden, Northamptonshire NN10 0LP



Simpson & Weekley

*****FOUR STORY TERRACE HOUSE***** Simpson and Weekley are delighted to offer to the market this fantastic three bedroom end terrace family home. Ideally located on the hugely popular Harborough Road 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 boast ample living accommodation set over four floors and comprising in brief; entrance hallway, open plan lounge dining room and a kitchen on the ground floor. The fits floor offers two large double bedrooms and a large four piece family bathroom, the top floor boasts a large master bedroom with a large storage room which offers the potential to be turned into an en-suite shower room. Below the ground floor is a cellar room which also offers the opportunity to further development. The home also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed private rear garden and a small courtyard front garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Ordered, Council Tax Band A.

Offers In Excess Of £210,000



3



1

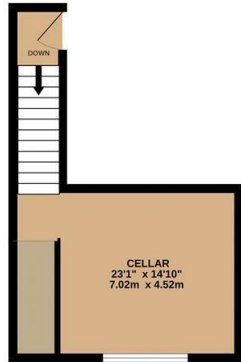


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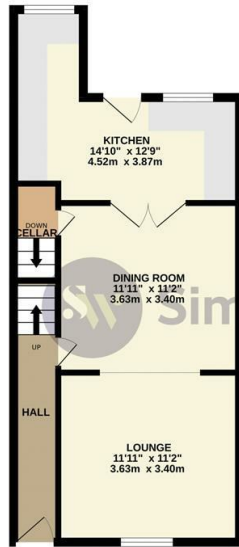


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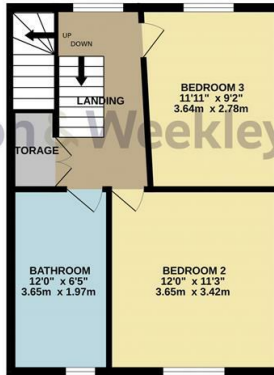
GROUND FLOOR
204 sq.ft. (19.0 sq.m.) approx.



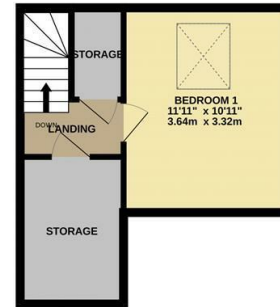
1ST FLOOR
460 sq.ft. (42.7 sq.m.) approx.



2ND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



3RD FLOOR
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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 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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