



24 Patenall Way

Rushden, NN10 8PL



Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this modern three-bedroom semi-detached home, having been improved throughout by the current owner to a very high standard, and offered to the market with no onward chain.

There is well-appointed accommodation set across three floors. On the ground floor, you will find an entrance hall, cloakroom/WC, spacious living room, and re-fitted kitchen/dining room overlooking the garden. On the first floor are two double bedrooms together with a re-fitted family bathroom, and on the top floor is the master bedroom with an en-suite shower room. There is off-road parking to the rear of the property, and a fully fence-enclosed garden.

Patenall Way is a quiet road on the edge of Higham Ferrers, within easy walking distance to the popular Primary School, Henry Chichele. There are an abundance of countryside walks and cycle paths on your doorstep, with access to the popular Rushden Lakes Shopping and Leisure Centre, and the town centre offers a variety of all the amenities you could expect.

£280,000



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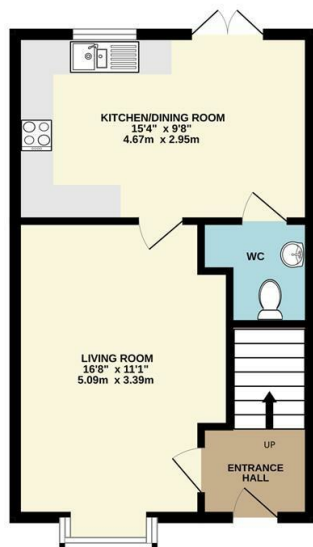


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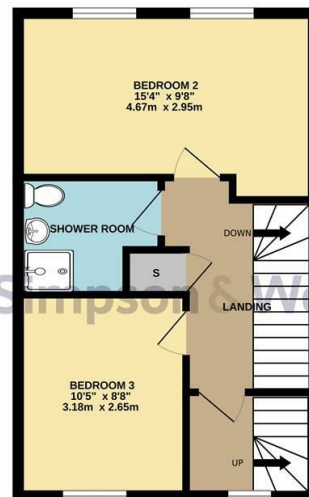


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GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.



1ST FLOOR
384 sq.ft. (35.6 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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		88
(69-80) C	76	
(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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