



1 Bamburgh Close  
Rushden, NN10 0TD

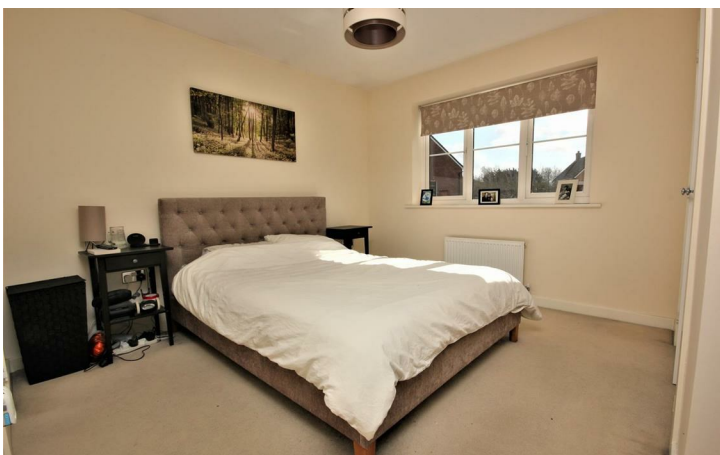


**Simpson & Weekley**



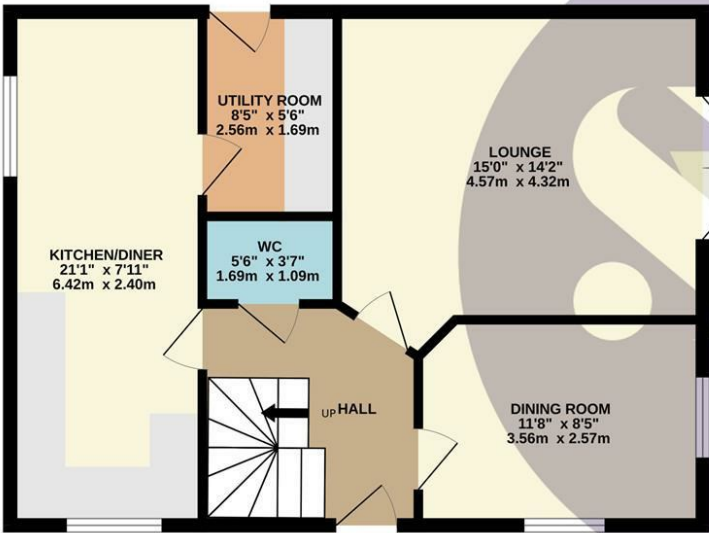
**\*\*\*CHAIN FREE FAMILY HOME\*\*\*** Simpson and Weekley are delighted to offer to the market this four-bedroom detached family home. Ideally located on the edge of Rushden town centre and offering easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge, dining room, kitchen diner, utility room and WC downstairs. The first floor boasts a master bedroom with en-suite shower room and built in wardrobes, two further double bedrooms, a single bedroom and a separate family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is a fully enclosed garden to the rear of the home, a front garden, private driveway and a single garage. The property is also offered to the market with no upper chain. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating B, Council Tax band E.

£340,000

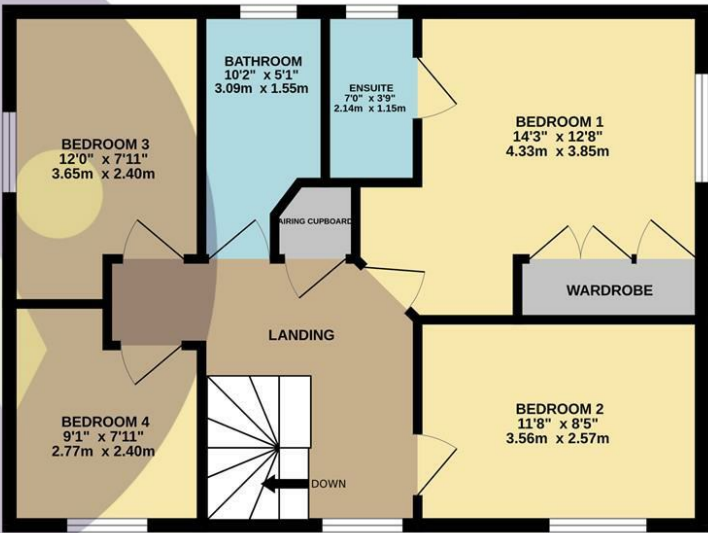


Simpson & Weekley

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



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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) <b>A</b>		94
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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