



Vicarage Road, Rushden, Northamptonshire

 3  1  2

Guide Price **£240,000 - £280,000**

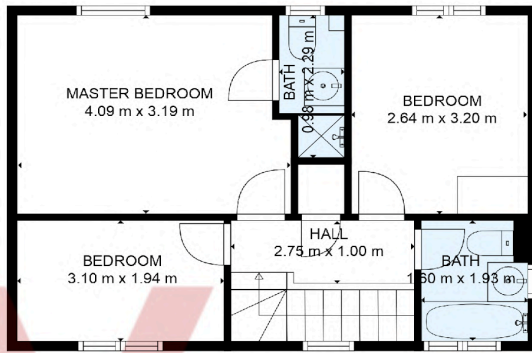
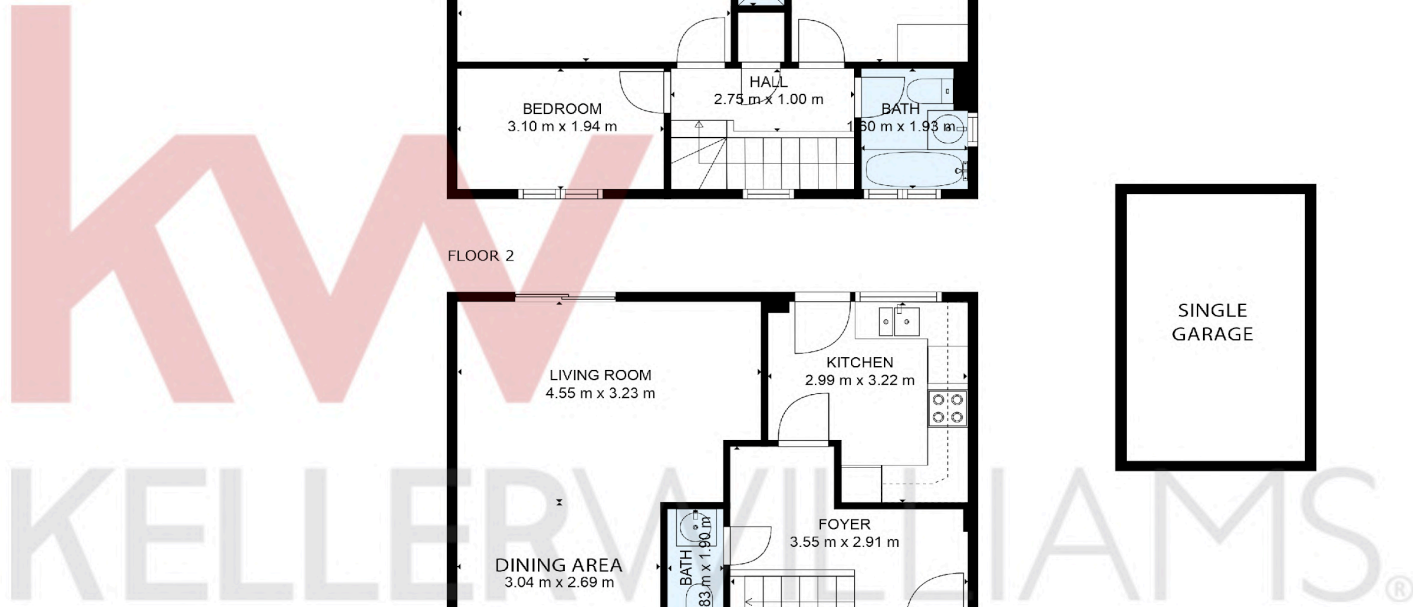
 **NEIL
MERCER**

GUIDE PRICE £240,000 - £280,000 VIEWING DAY SATURDAY 15th JUNE - CALL TO BOOK BE SURE TO WATCH THE VIDEO FOR A GREAT VIEW OF THIS HOME This is a lovely deceptively spacious 3 bedroom family home with well proportioned rooms throughout. The home is decorated in a modern style and has been extremely well looked after by the current owners. Downstairs we have a lovely wide entrance hall leading to a large lounge with a great dining space with patio doors opening out onto the landscaped rear garden. There is also a modern kitchen with integrated appliances and a downstairs WC. Set in a a great location, close to schools and local amenities as well as transport links (Wellingborough station is less than 6 miles away offering direct links into London Kings Cross in under an hour). A detached garage and driveway space for another car complete this wonderful opportunity. Absolutely priced to reflect the current market. Excellent, ready to move into, first time buyers home. A purchase price of £260,000 with a 10% deposit at 5% would see repayments of £1367.94 based on a 25 year term. (This is example if offered for reference only and does not constitute mortgage advice)

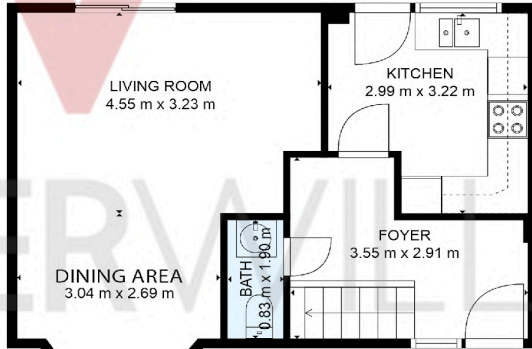




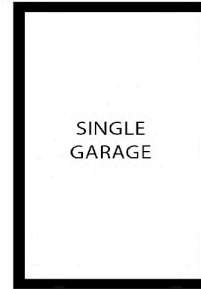




FLOOR 2



FLOOR 1



TOTAL: 81 m²
FLOOR 1: 41 m², FLOOR 2: 40 m²

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | 90 |
| (69-80) C | 77 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

