



**Rushmere Way, Rushden NN10 6YB**

**£319,995**

- Detached Bungalow
- Study
- Dressing Room
- Gas Radiator Central Heating
- Fitted Kitchen
- Two Bedrooms
- Driveway
- Lounge/Diner
- Ensuite Shower Room
- UPVC Double Glazing



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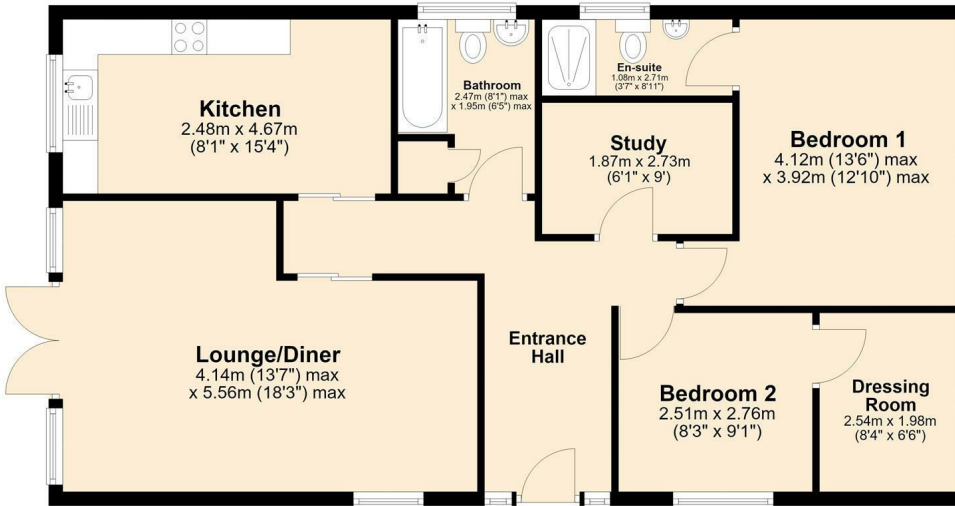
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Smartamove are pleased to offer for sale this two bedroom detached bungalow on the outskirts of Rushden, bordering Higham Ferrers. It is situated within driving distance of Rushden Lakes Shopping Centre and other local amenities. The property briefly compromises; Entrance hall, lounge/diner, fitted kitchen with built in fridge/freezer and dishwasher, two double bedrooms with an ensuite shower room to the master, study, dressing room and a family bathroom. To the rear is a tiered garden laid with artificial grass and slabbed, with side access to the front on both sides. Further benefits include upvc double glazing throughout, gas radiator central heating and a driveway with parking for two cars. The council tax band is C and the EPC is tbc. The property is ideal for a family or those looking to downsize. Viewings are highly recommended.



Ground Floor

Approx. 85.5 sq. metres (920.1 sq. feet)



Total area: approx. 85.5 sq. metres (920.1 sq. feet)

Although SmartaMove Ltd believe these details to be a fair and accurate description and measurements of the property and their accuracy cannot be guaranteed. They do not form part of any contract. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries prior to any financial commitment. Only the fixtures, fittings and other items described in these details are included in the selling price. SmartaMove Ltd has not checked they are fit for purpose nor have we tested any of the services (gas, electricity and so on) mentioned.

| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| 101-121<br><b>A</b>                         |         |           | 101-101<br><b>A</b>                                             |         |           |
| 81-101<br><b>B</b>                          |         |           | 101-101<br><b>B</b>                                             |         |           |
| 61-81<br><b>C</b>                           |         |           | 101-101<br><b>C</b>                                             |         |           |
| 41-61<br><b>D</b>                           |         |           | 101-101<br><b>D</b>                                             |         |           |
| 21-41<br><b>E</b>                           |         |           | 101-101<br><b>E</b>                                             |         |           |
| 1-21<br><b>F</b>                            |         |           | 101-101<br><b>F</b>                                             |         |           |
| 1-10<br><b>G</b>                            |         |           | 101-101<br><b>G</b>                                             |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |

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