



## Queensway

Higham Ferrers, Rushden, NN10 8BU

**£265,000**



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3

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## Description

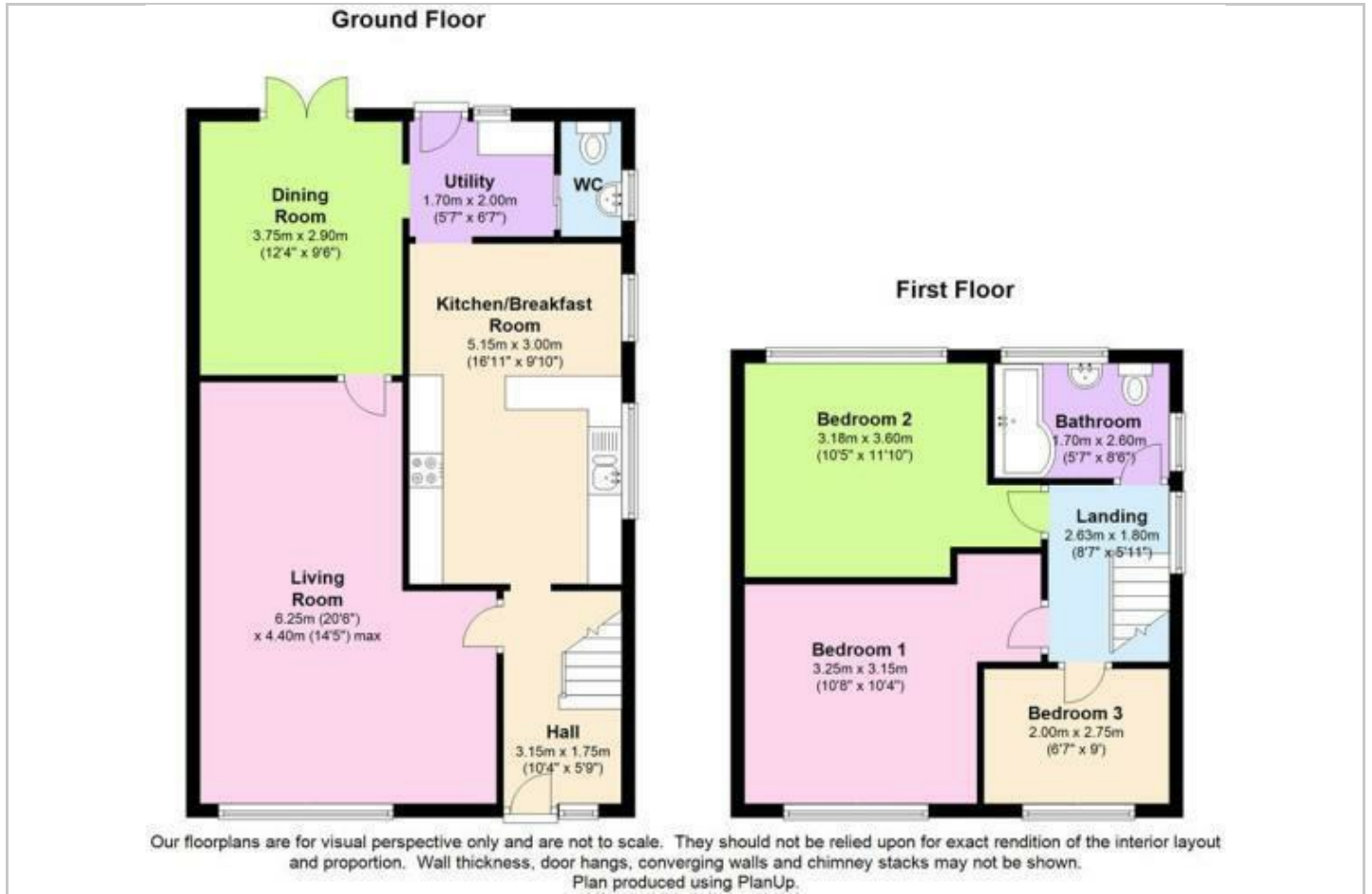
Offered to the market with no onward chain is this beautifully presented three bedroom home, situated close to popular Schools and within a desirable location. The property boasts two separate reception rooms and comprises an entrance hallway, spacious kitchen and breakfast room, utility room, downstairs cloakroom, two double bedrooms and one single, family bathroom, garage and a well presented garden at the rear of the property.

- Three Bedrooms
- Popular Location
- Off Road Parking
- Kitchen / Breakfast Room
- Utility Room
- Close To Schools
- Garage
- Private Enclosed Garden
- Family Bathroom
- Two Reception Rooms





## Floor Plan



## Area Map



## Viewing

Please contact our Rushden Office on 01933 316 131 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

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