

CHARLES ORLEBAR

Estate Agents & Auctioneers



15 Fern Road, Rushden, NN10 6AU

£230,000





15 Fern Road

Rushden, NN10 6AU

- No chain
- Garage
- 2 Gardens
- Close to countryside walks
- Similar properties in good condition sold for circa £292,000
- 2 Bedrooms (scope to be 3 bedrooms)
- Offroad parking
- Requires updating
- Walking distance to Rushden Lakes
- 2 Gardens measuring approximately 100ft & 60ft

No Chain | Huge Potential | 100ft Garden | Garage & Parking

A fantastic opportunity to create your ideal home in one of Rushden's most sought-after locations. Offered with no onward chain, this spacious semi-detached property sits on a generous plot with large gardens, a garage and off-road parking, making it an exciting prospect for buyers looking to add value and put their own stamp on a property.

While the house would benefit from modernisation throughout, it offers excellent proportions and clear potential for improvement. Currently configured as a two-bedroom home, neighbouring properties have successfully reconfigured similar layouts to create three-bedroom accommodation without extending. With the neighbouring renovated property having achieved a sale price of approximately £292,000, there is clear evidence of the potential on offer.

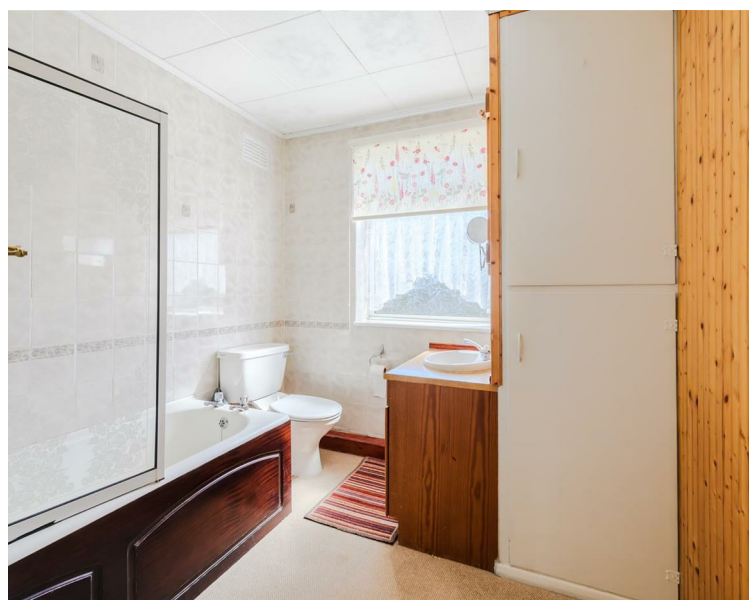
Outside is where this property really stands out. The rear garden extends to approximately 100ft in length, providing exceptional space for families, entertaining or landscaping, while a further 60ft garden area behind the garage offers even more flexibility. The property also benefits from a garage and tandem driveway parking for two to three vehicles.

Fern Road remains a highly desirable address thanks to its proximity to Rushden Lakes, countryside walks and excellent transport links. Whether you're looking for a rewarding renovation project, a long-term family home or an investment opportunity, this property offers the rare combination of location, plot size and proven potential to create something truly special.

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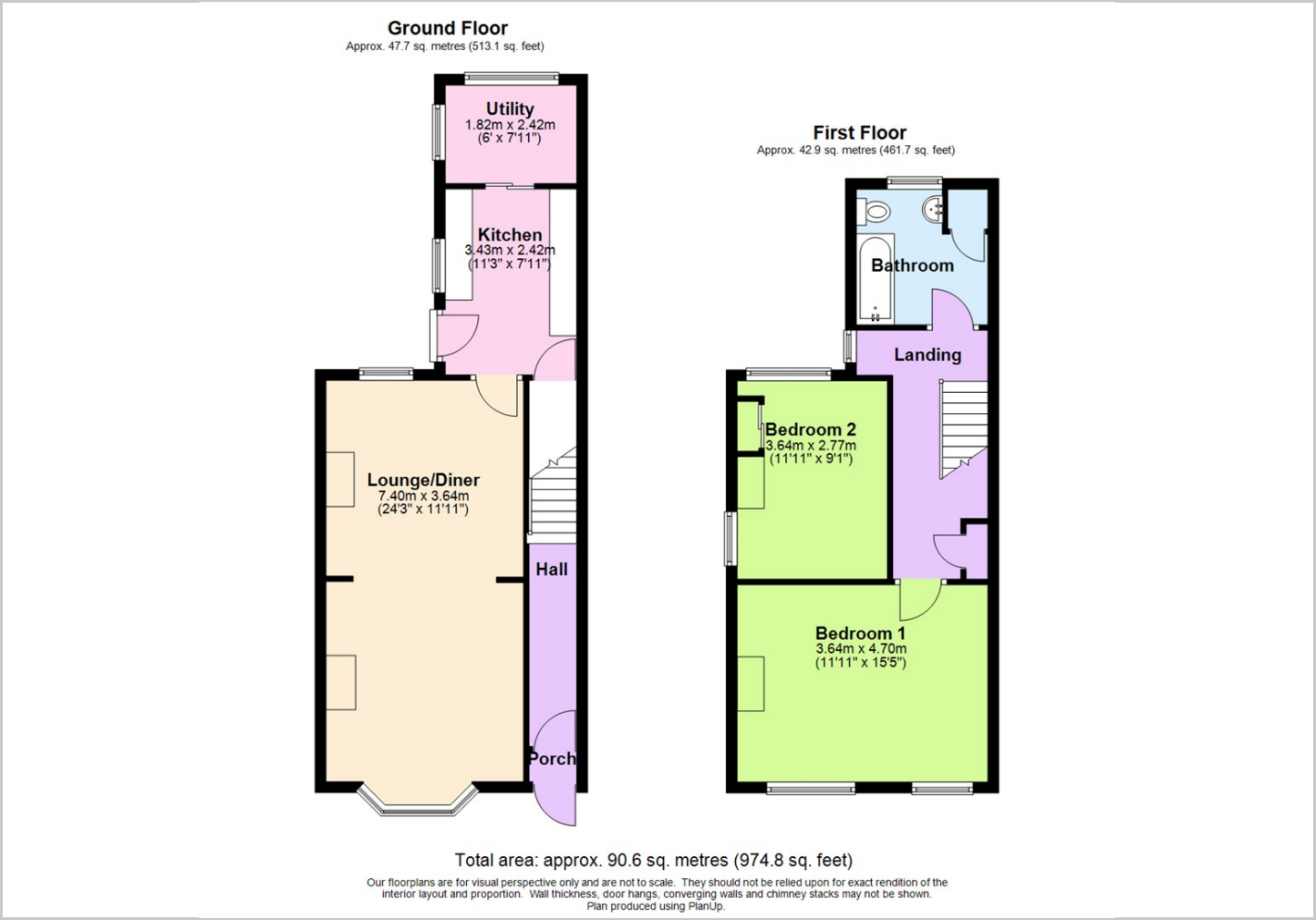


Porch	
Hall	
Lounge/Diner	24'3" x 11'11" (7.40m x 3.64m)
Kitchen	11'3" x 7'11" (3.43m x 2.42m)
Utility	6'0" x 7'11" (1.82m x 2.42m)
Landing	
Bedroom 1	11'11" x 15'5" (3.64m x 4.70m)
Bedroom 2	11'11" x 9'1" (3.64m x 2.77m)
Bathroom	

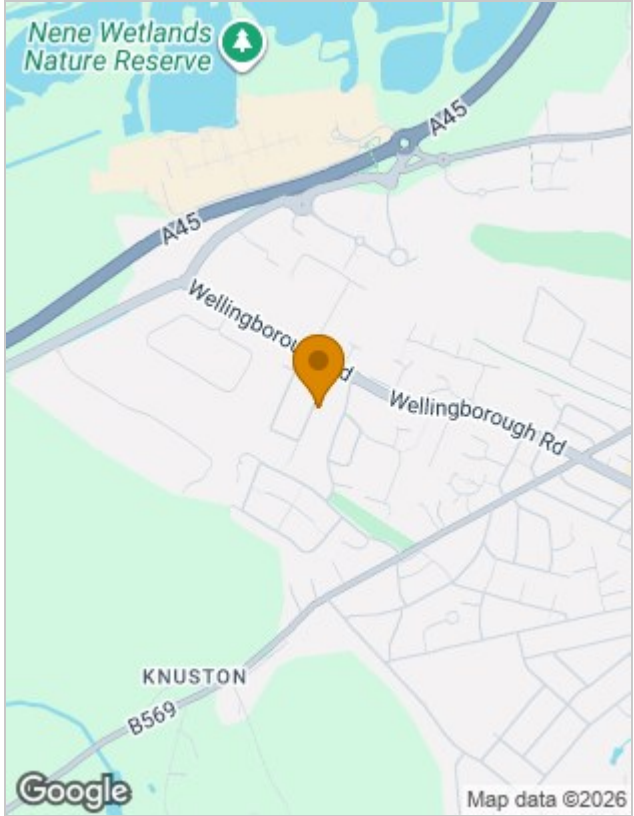




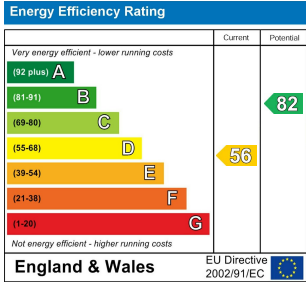
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: B
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.