

CHARLES ORLEBAR

Estate Agents & Auctioneers



24 Portland Road, Rushden, NN10 0DJ

Guide Price £210,000



3



2



4





24 Portland Road

Rushden, NN10 0DJ

- 3 Double Bedrooms
- Over 1700 sqft
- Offroad parking
- Family bathroom, ensuite & w/c
- Immediate 'exchange of contracts' available
- No chain
- Requires modernisation
- Garage
- Close to town centre
- Being sold via 'Secure Sale'

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000. Situated on Portland Road in Rushden, this substantial semi-detached character property offers an exceptional amount of living space, extending to over 1,700 sq ft, making it one of the most spacious homes available for the price in the area.

The property features three generously sized bedrooms, all large enough to comfortably accommodate super king-size beds. The main bedroom benefits from a four-piece en-suite bathroom, complemented by a family bathroom and separate WC.

On the ground floor there are four reception areas, providing versatile living space ideal for families, entertaining, or working from home. Outside, the property boasts a large driveway with ample parking and a garage, adding further practicality.

While the home would benefit from modernisation and refurbishment, it presents an exciting opportunity for buyers to create a stunning family residence and significantly enhance its value.

Ideally located with Rushden High Street just one road away, a wide range of shops, cafes, schools and everyday amenities are all within easy walking distance.

A rare opportunity to acquire a character home with outstanding space and potential in a highly convenient location.

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Porch

Hall

Living Room 12'0" x 13'11" (3.65m x 4.24m)

Dining Room 11'11" x 13'11" (3.62m x 4.24m)

Breakfast Room 11'11" x 10'11" (3.62m x 3.32m)

Kitchen 7'11" x 10'11" (2.41m x 3.32m)

Utility 5'9" x 10'10" (1.75m x 3.31m)

WC

Conservatory

Landing

Bedroom 1 16'4" x 10'11" (4.98m x 3.34m)

En-suite

Bedroom 2 11'11" x 13'11" (3.64m x 4.24m)



Bedroom 3
Bathroom





Floor Plans



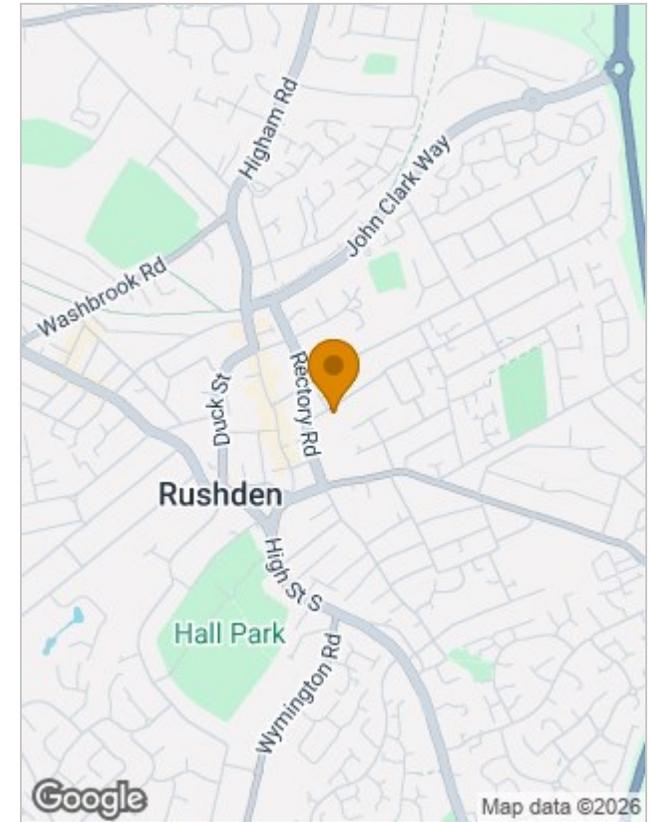
Viewing

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.

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Location Map



Energy Performance Graph

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

Council Tax Band: B
North Northants

Tenure: Freehold