

CHARLES ORLEBAR

Estate Agents & Auctioneers



15 Fern Road, Rushden, NN10 6AU

£240,000





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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

A fantastic opportunity to acquire this spacious semi-detached home situated in the sought-after Fern Road area of Rushden, offering exceptional potential for improvement and future value growth.

Currently configured as a two-bedroom property, the house offers generous proportions and clear scope to be reconfigured into a three-bedroom home, as the neighbouring property have successfully achieved without extending. The property would benefit from internal modernisation throughout, making it an ideal purchase for buyers looking to create a long-term family home or investment opportunity tailored to their own style and requirements.

The asking price of £240,000 reflects the updating required, whilst the neighbouring renovated home have achieved sale prices in the region of £292,000, highlighting the excellent potential on offer.

Externally, the property boasts an impressive rear garden measuring approximately 100ft in length, providing superb outdoor space for families, entertaining or future landscaping. In addition, there is a further separate garden area located opposite the property behind the garage, measuring approximately 60ft long, offering additional versatility and potential uses. The property also benefits from a garage and tandem off-road parking for approximately two to three vehicles.

Fern Road remains a consistently popular residential location due to its convenient access to beautiful countryside walks, Rushden Lakes shopping and leisure complex within walking distance, and excellent commuter links via the A45 providing easy access to Wellingborough railway station and beyond.

Offered to the market with no onward chain, this is a rare opportunity to secure a property with genuine scope in a prime residential setting.



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

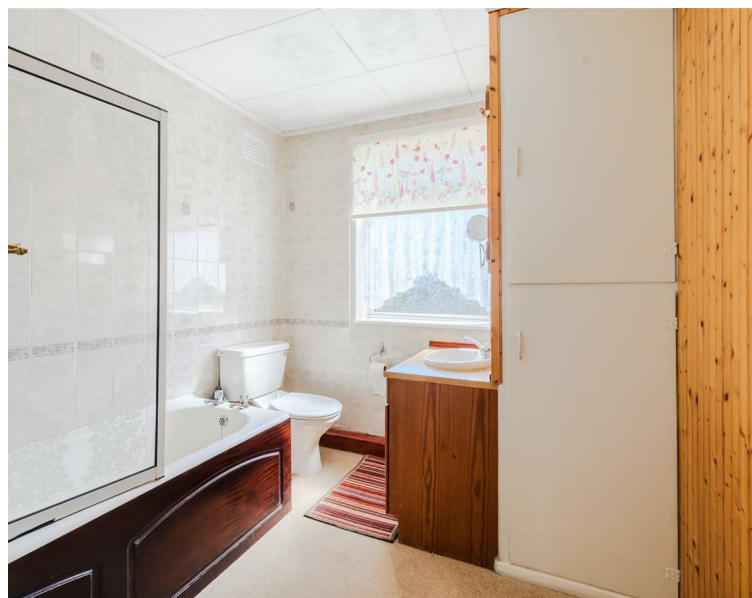
Bedroom 1

11'11" x 15'5" (3.64m x 4.70m)

Bedroom 2

11'11" x 9'1" (3.64m x 2.77m)

Bathroom

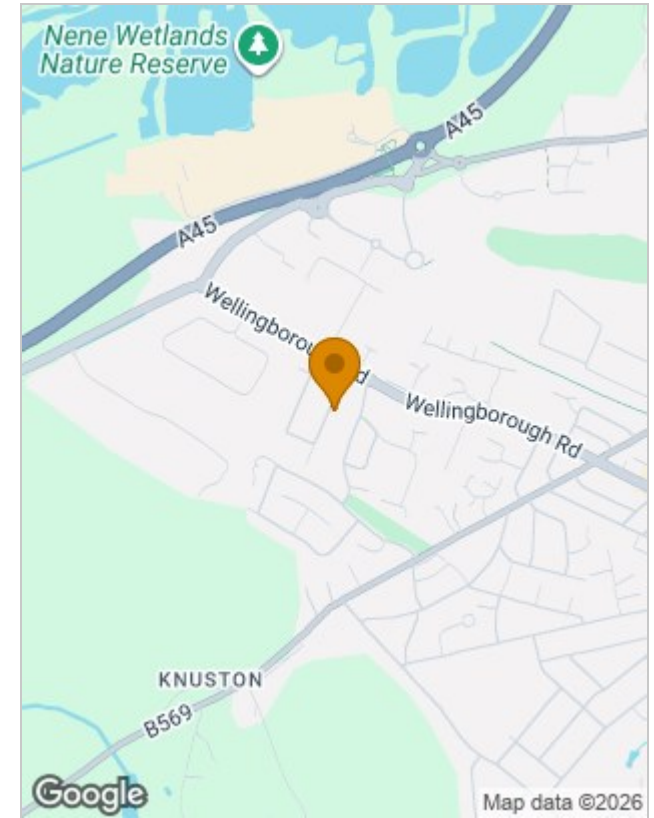




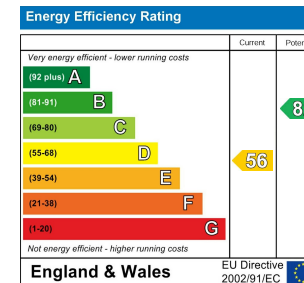
Floor Plans



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.

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