

# CHARLES ORLEBAR

Estate Agents & Auctioneers



9 North End, Rushden, NN10 8JB

£450,000



4



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£450,000

# 9 North End

Rushden, NN10 8JB

- 4 Bedrooms
- Double garage
- Sought after location
- Potential to improve
- No chain
- Offroad parking
- Character property
- Family bathroom, shower room & w/c

Charles Orlebar presents - An opportunity to acquire a very attractive 1930's built family home sitting on a large plot on this sought after road near the centre of Higham. With over 1900 square feet, the rooms are already light and spacious. but would benefit from cosmetic updating and modernisation. There is the potential to knock through some rooms and extend to the rear and/or loft, subject to the normal permissions. Outside, there is a well stocked garden which is very private and with lots of space for children to play. To the front there is a large lawn with beautiful trees creating an idyllic house with huge curb appeal. There is vehicular access to the rear with a large double garage, this leads to the 'working area' of the house with long hallway, utility and workshop. Located within walking distance of the very all local amenities, there are train stations at Wellingborough and Bedford and road links are via the A6 and A45 onto the A1, A14, M1 and M6. Take a look round with George's video tour and call Liz or George to book your exclusive viewing.



Porch

Hall

Dining Room 12'0" x 9'8" (3.65 (3.66) x 2.95)

Living Room 19'5" x 11'11" (5.93 (5.92) x 3.63)

Conservatory

Kitchen/Breakfast Room 17'3" x 11'4" (5.27 (5.26) x 3.45)

Hallway

WC

Utility 9'3" x 7'5" (2.82 x 2.25 (2.26))

Workshop

Double Garage

Landing



Bedroom 1	12'0" x 9'8" (3.65 (3.66) x 2.95)
Bedroom 2	11'11" x 9'8" (3.64 (3.63) x 2.95)
Bedroom 3	11'11" max x 9'4" (3.63 max x 2.84)
Bedroom 4	8'1" x 7'1" (2.46 x 2.16)
Shower Room	
Bathroom	

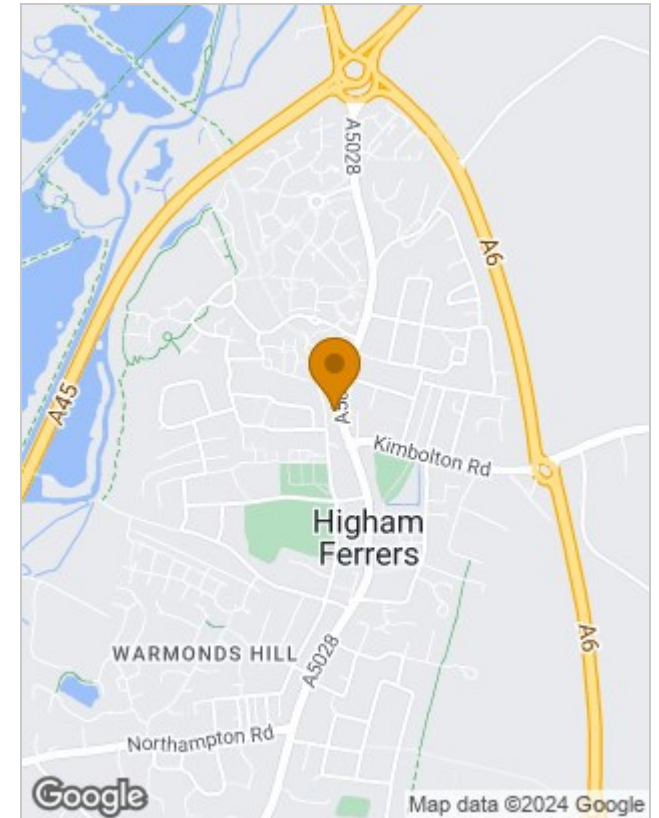




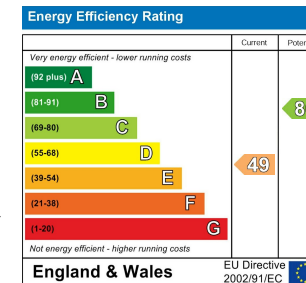
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.