

49 Spencer Road  
Rushden  
NN10 6AD

£210,000



OSCAR JAMES

...expect excellence



# WHAT'S GREAT?

Offered to the market with no upper chain, this mature and spacious three-bedroom home presents an ideal opportunity for first-time buyers or investors. Well-maintained and recently refreshed by the current owner, the property is in good condition and ready to move straight into.

Perfectly located in a central position within walking distance of local amenities and the high street, this charming home also enjoys delightful rear views over Spencer Park, offering a peaceful outlook and easy access to walks right on your doorstep.

Internally, the layout comprises a generous open-plan lounge and dining room with a classic bay window to the front and French doors opening out onto the rear garden. A modern refitted kitchen and a downstairs bathroom featuring a four-piece suite complete the ground floor.

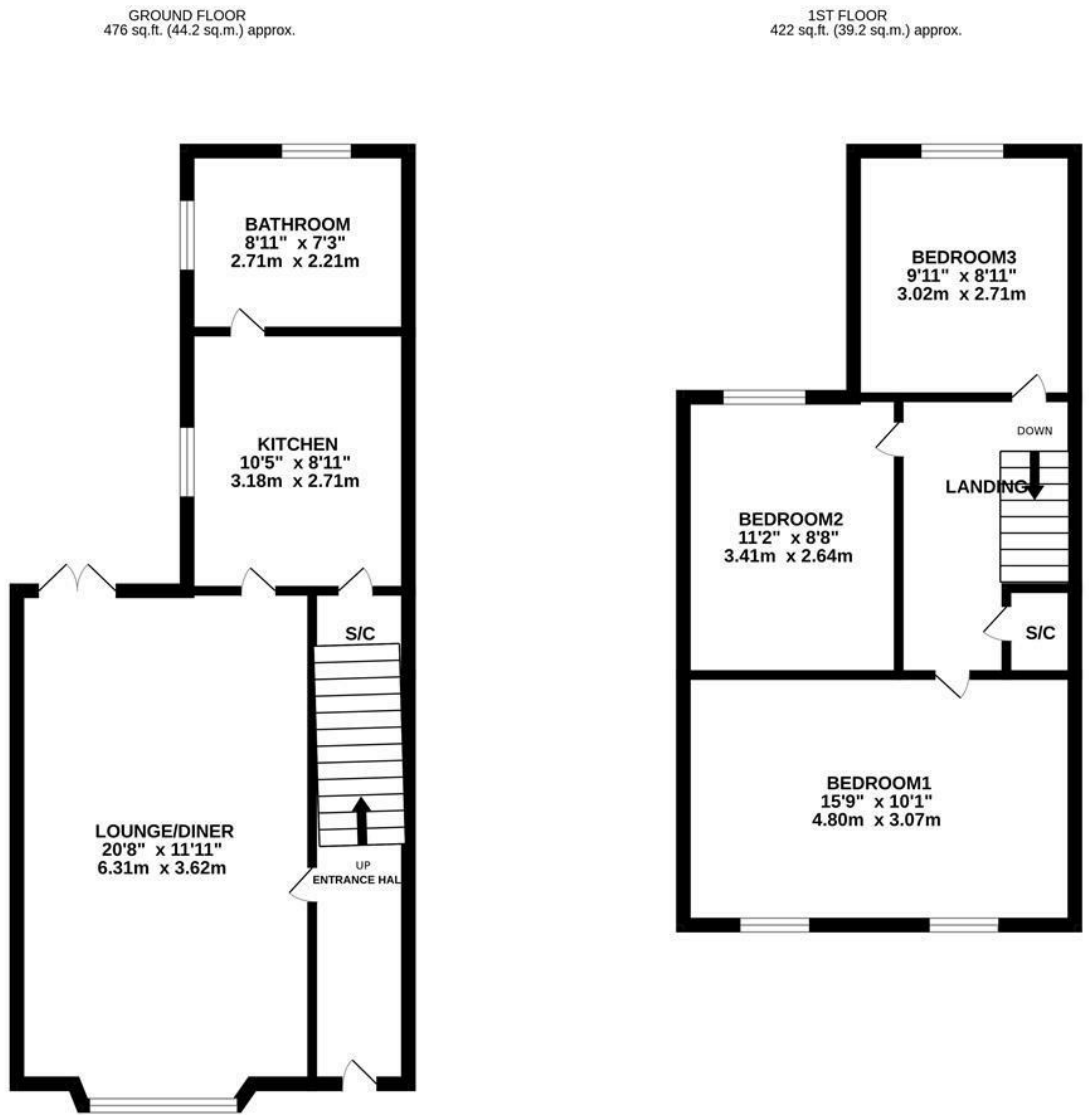
Upstairs, you'll find three impressive double bedrooms, ideal for families or those needing space to work from home.

Externally, the rear garden is low maintenance, with a combination of patio and lawned areas.

Whether you're looking for a solid investment or a lovely place to call home, this property ticks all the boxes. The vendor has carried out several improvements including a new roof, flooring, guttering and facias plus a new EICR certificate completed this year.

...expect excellence

# Floor Plan



TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## AT A GLANCE...



Spacious living



Refitted kitchen



Three double bedrooms



Downstairs bathroom with four piece suite



Low maintenance rear garden with views over spencer park



Centrally located





# SELLER'S SECRET

This served a brilliant investment for many years but I also think its the perfect firs time buy



## Why we like it....

We love the space on offer throughout this home and the fresh look the owners have given it ready for a buyer to enjoy!

# OSCAR JAMES

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To buy or not to buy....

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