



**41 Pemberton Street, Rushden  
Northamptonshire NN10 9TW  
Guide Price £190,000 Freehold**

This simply outstanding, extended three-bedroom terrace home offers a perfect blend of character and modern living and has to be viewed to be fully appreciated. Upon entering, from the entrance hall, you are welcomed into two spacious reception rooms, ideal for both relaxation and entertaining. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy family lounge or a stylish dining area. The natural light that floods through the windows enhances the warm and inviting atmosphere throughout the home. The dining room leads to a well appointed kitchen, with fitted appliances and a pantry. Thereafter, a spacious utility room and four piece ground-floor bathroom/WC.

To the first floor, a landing provides access to three well-proportioned bedrooms provide ample space for rest and rejuvenation, complemented by a first floor washroom/WC. Each room is designed to offer comfort and tranquillity, making it an ideal retreat at the end of a long day. The location of this home is particularly advantageous, with easy access to local amenities, schools, and transport links, making it a perfect choice for families and professionals alike. The surrounding area is known for its friendly community and vibrant atmosphere, adding to the appeal of this delightful property. In summary, this extended three-bedroom terraced house on Pemberton Street is a rare find, combining historical charm with modern convenience in a sought-after location. It presents an excellent opportunity for those looking to make a house a home in the heart of Rushden.

- An outstanding, extended three-bedroom terrace home
- Spacious ground floor four-piece bathroom/WC with separate shower
- First floor washroom/WC
- Landing, Porch, Hall
- Lounge
- Dining Room
- Well appointed kitchen, with fitted appliances and a pantry
- Fully enclosed rear garden
- Very convenient location
- Energy Rating - C72



### Location

Off Moor Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - C72

Certificate number - 3320-9173-0041-8006-1663

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Money Laundering Regulations 2017

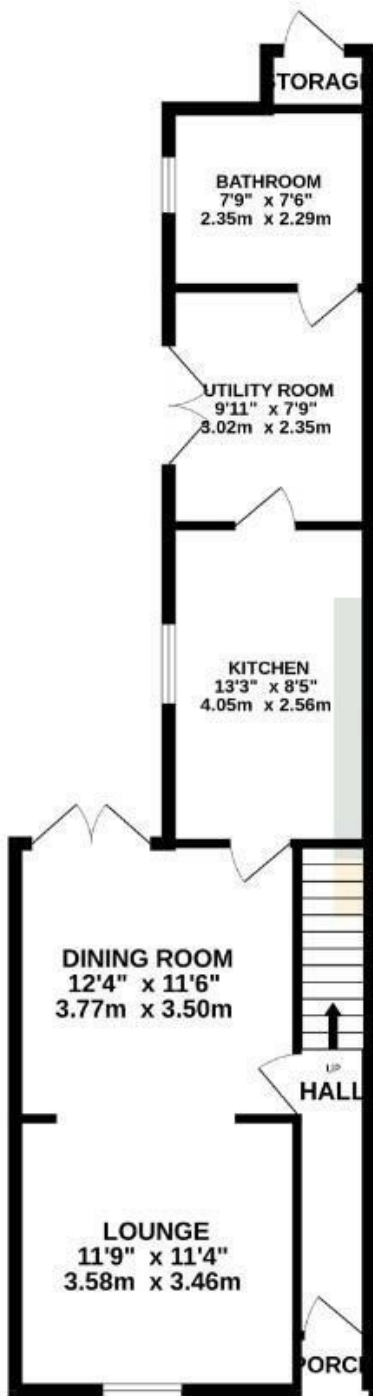
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



oriordanbond  
SALES & LETTINGS

TOTAL FLOOR AREA : 1047 sq.ft. (97.2 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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