

CHARLES ORLEBAR

Estate Agents & Auctioneers



121 Washbrook Road, Rushden, Northamptonshire, NN10 6UR

Guide Price £140,000





121 Washbrook Road

Rushden, NN10 6UR

- Immediate 'exchange of contracts' available
- 3 Bedrooms
- Backs onto Spencer park
- Low maintenance garden
- Being sold via 'Secure Sale'
- Large utility/additional kitchen
- Kitchen/diner
- Gas central heating

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A fantastic opportunity to acquire this three-bedroom end-terrace home on the sought-after Washbrook Road, offered for sale via auction and priced below market value. Previously tenanted, the property presents an ideal investment or project for buyers looking to add value.

The accommodation offers generous living space with three well-proportioned bedrooms, making it suitable for families or landlords alike. While the home would benefit from some cosmetic and decorative improvements, it provides a solid foundation with excellent potential to enhance and modernise.

One of the standout features is its attractive position backing directly onto Spencer Park, offering pleasant views and a desirable outdoor setting.

Conveniently located close to local amenities, transport links, and schools, this property represents a rare chance to secure a home with strong upside potential in a popular area.

Early interest is expected—ideal for investors, or buyers looking to create their own home.



Living Room	14'9" x 11'2" (4.50 x 3.40)
Kitchen/Diner	11'10" x 11'6" (3.60 (3.61) x 3.50 (3.51))
Utility	10'2" x 8'2" (3.10 x 2.50 (2.49))
Bathroom	
Landing	
Bedroom 1	14'9" x 11'2" (4.50 x 3.40)
Bedroom 2	11'10" x 9'2" (3.60 (3.61) x 2.80 (2.79))
Bedroom 3	10'2" x 7'10" (3.10 x 2.40 (2.39))





Floor Plans



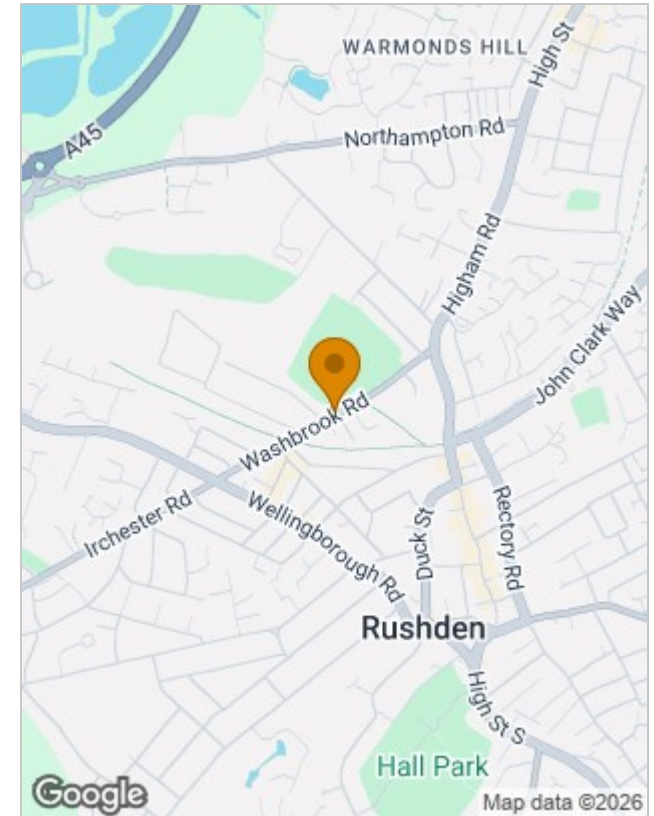
Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

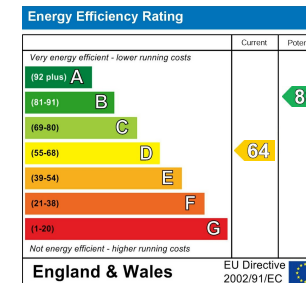
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, 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



Council Tax Band: A
North Northants

Tenure: Freehold