

# 28 Pemberton Street

Rushden, Northamptonshire NN10 9TW

Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this charming Victorian terraced property, offering well-proportioned accommodation arranged over two floors, making it an ideal opportunity for first-time buyers, downsizers or investors.

Upon entering the property, you are welcomed into the living room, which leads through to a separate dining room, a kitchen, and a shower room on the ground floor.

To the first floor are two generous double bedrooms, with the second bedroom benefiting from an adjoining dressing room, providing useful additional space and versatility.

The property is conveniently positioned within easy reach of Rushden town centre, which offers a range of local shops, amenities, cafés and everyday conveniences. Rushden Lakes Shopping and Leisure Destination is also just a short distance away, providing an excellent selection of high street retailers, restaurants, cafés and leisure facilities, alongside attractive lakeside walks and outdoor spaces.

The area is well served by local schools and transport links, with easy access to the A6, A45 and wider road networks, making it an ideal location for commuters and those looking to enjoy everything the surrounding area has to offer.

Please note that the photographs were taken in 2024 and are intended for illustrative purposes only. Prospective purchasers are advised to view the property to appreciate its current condition and presentation.

£169,950

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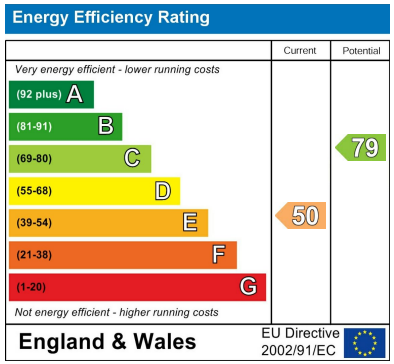




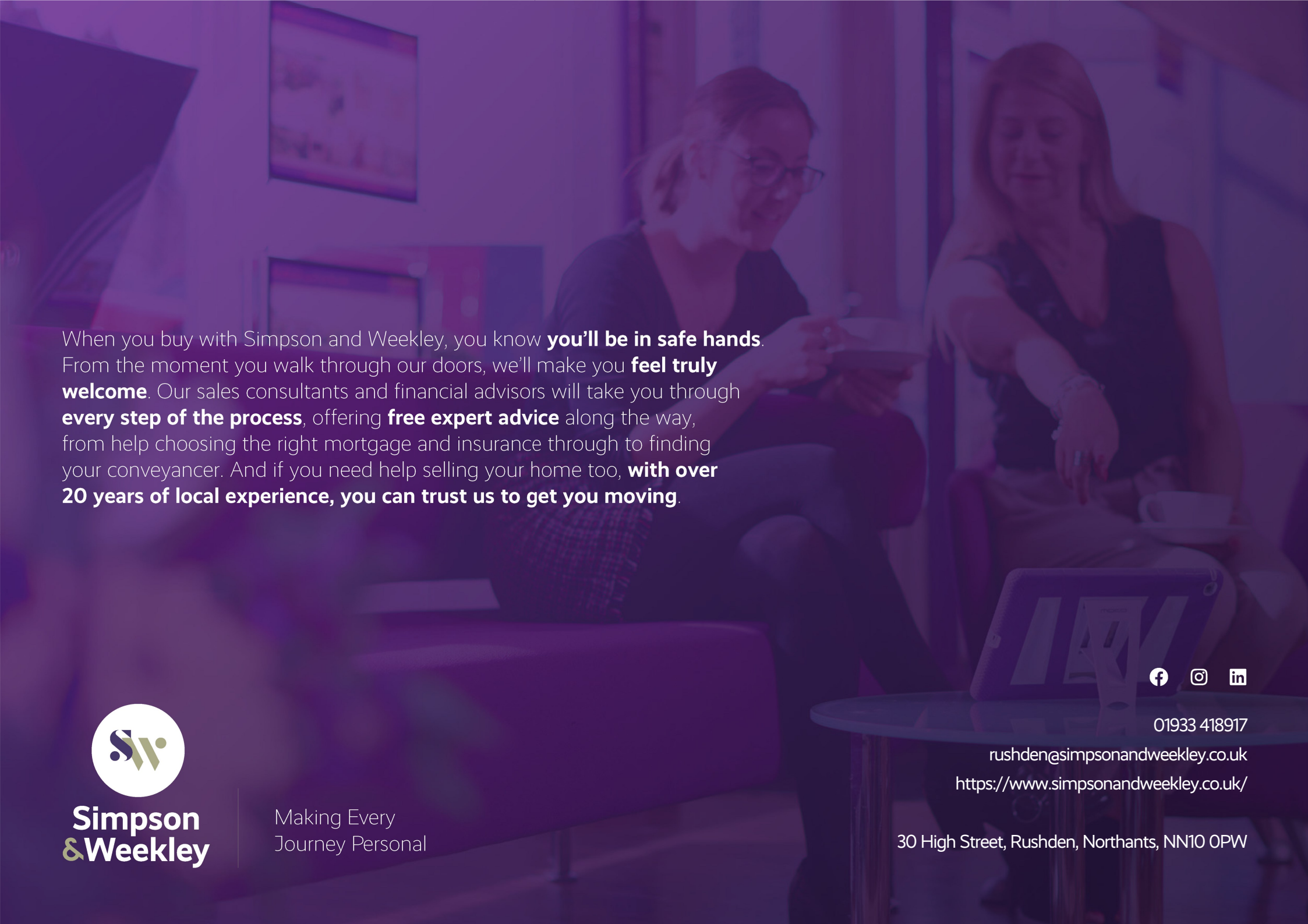
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GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.
1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.
SHOWER ROOM
HALL
KITCHEN
9'9" x 5'5"
3.00m x 1.66m
DINING ROOM
12'5" x 9'7"
3.78m x 2.92m
CUPBOARD
LOUNGE
12'5" x 10'3"
3.78m x 3.13m
DRESSING ROOM
9'9" x 5'10"
2.97m x 1.78m
BEDROOM 2
11'2" x 9'7"
3.40m x 2.93m
CUPBOARD
BEDROOM 1
12'5" x 10'3"
3.78m x 3.13m
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TOTAL FLOOR AREA : 746 sq.ft. (69.3 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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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
50
79
England & Wales
EU Directive 2002/91/EC





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