



**244 Wellingborough Road, Rushden
Northamptonshire NN10 9XR
Price £235,000 Freehold**

The exciting opportunity has arisen to purchase this very well presented, good size terrace home, situated in a sought after residential area of the Town, with the distinct advantage of a double garage with additional off road parking at the rear! To the ground floor one will find a porch, entrance hall, large lounge opening through to a separate dining area and a good size modern kitchen with open plan stairs to the first floor. To the rear of the property there is a ground floor bathroom/WC with separate shower and an outside utility room. To the first floor, there is a spacious landing and three double bedrooms. Gas radiator central heating, via a modern boiler, is complemented by way of modern PVC double glazing. Externally, there is a front forecourt and to the rear there is a rear yard and thereafter there is an enclosed rear garden with access to the double garage and additional off road parking. Taking into account all the aforementioned, an early viewing of this property internally is certainly very highly recommended.

- Very well presented, good size terrace home
- Distinct advantage of a double garage with additional off road parking at the rear!
- Spacious landing and three double bedrooms
- EPC rating - D61
- Situated in a sought after residential area of the Town
- Porch, entrance hall, large lounge opening through to a separate dining area and a good size modern kitchen
- Gas radiator central heating, via a modern boiler, is complemented by way of modern PVC double glazing
- Walking distance to Rushden Lakes and the Town Centre
- Ground floor bathroom/WC with separate shower and an outside utility room
- Front forecourt, a rear yard and an enclosed rear garden with access to the double garage



Location

Situated just after the traffic lights at the junction with Irchester Road and Washbrook Road and before the turning right into Oakley Road. The property can be found as identified by our 'for sale' boards to front and rear. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

Energy Efficiency Rating - D61

Certificate number - 8397-4545-3429-3797-9033

Additional Information

Modern gas fired boiler, installed in 2025, situated within a boarded loft space, accessed off the landing. There is loft ladder access.

PVC double glazed windows replaced in 2020.

Kitchen replaced in 2020/21 - appliances by way of dishwasher, electric oven, gas hob and extractor. Space and plumbing for washing machine.

Double Garage 15'3" x 18'3" (4.66m x 5.57m)

Double up and over door to front. Rear personal door to / from rear garden.

Double Width Driveway

The double garage and off road parking are accessed via Pytchley Road, which is off Oakley Road and Washbrook Road, and then Wellingborough Road also. There is off road parking for two vehicles to the fore of the double garage.

N.B

There is a legal right of way for an adjoining property, number 242, between the rear yard and rear garden of 244 Wellingborough Road.

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

Disclaimer

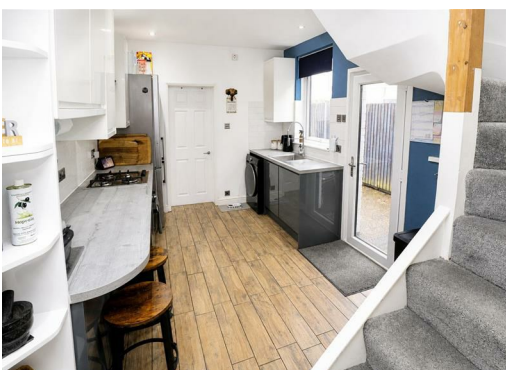
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Floorplans

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

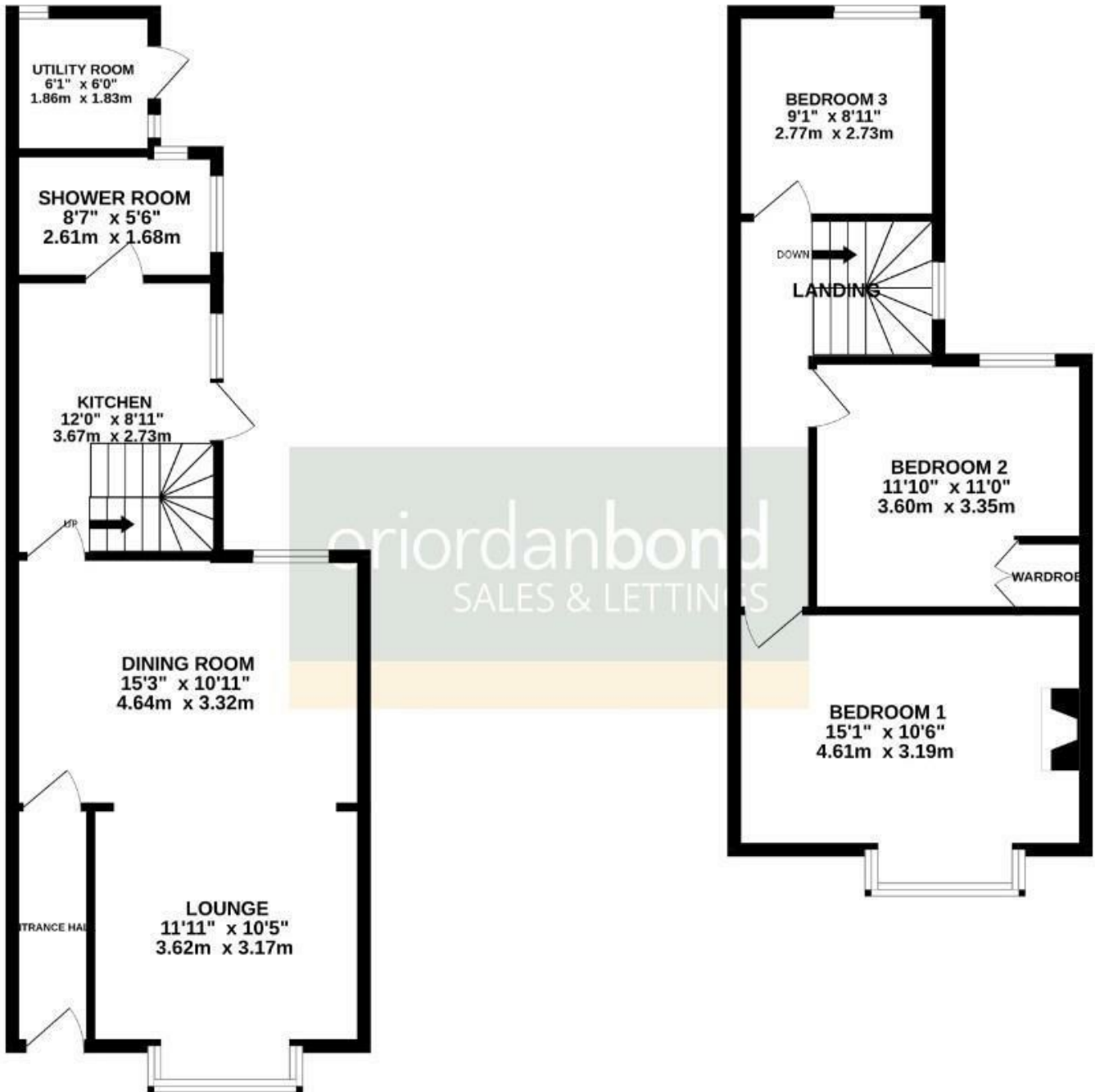
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
529 sq.ft. (49.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.3 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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