



70 Talbot Road, Rushden Northamptonshire NN10 9NS Guide Price £275,000 Freehold

Nestled in the heart of Rushden on Talbot Road, this charming semi-detached house provides a delightful family home with ample space and modern amenities. With a generous 1,142 square feet of living space, this property boasts four well-proportioned bedrooms, making it ideal for families seeking comfort and convenience. The home features three inviting reception rooms/areas, providing versatile areas for relaxation, entertainment, or even a home office. The modern kitchen is designed for both functionality and style, perfect for preparing family meals or hosting gatherings. The modern shower room adds a contemporary touch, ensuring that daily routines are both comfortable and efficient.

Significant improvements have been made to the property, including the modern Baxi boiler and the replacement of all windows and main external doors during January 2023, enhancing energy efficiency and security. The large, landscaped rear garden is a standout feature, offering a tranquil outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the fresh air during warmer months. Situated in a popular residential area, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families. This four-bedroom property combines classic charm with modern living, making it a must-see for anyone looking to settle in Rushden.

- Four Bedroom Semi-Detached Family Home
- Modern Shower Room / WC
- Modern Baxi Boiler
- EPC rating - D59
- Viewing Advised
- Lounge, Dining Room, Conservatory
- All Windows and Main External Doors Replaced during January 2023 with a remaining 8 Year Guarantee
- Three Double Bedrooms (plus a fourth single bedroom)
- Modern Kitchen
- Large, Landscaped Rear Garden



Location

Off Rose Avenue and Park Avenue/Purvis 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

C

Energy Rating

Energy Efficiency Rating - D59

Certificate number - 0623-3004-0207-6659-1200

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

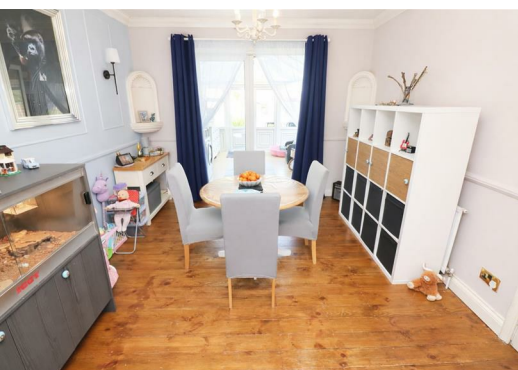
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make 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.

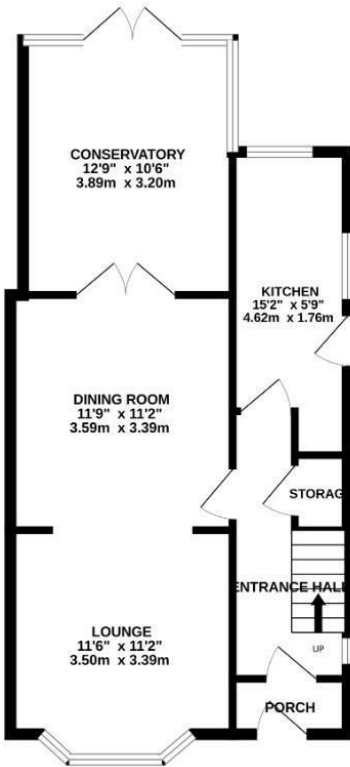
Money Laundering Regulations 2017

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).

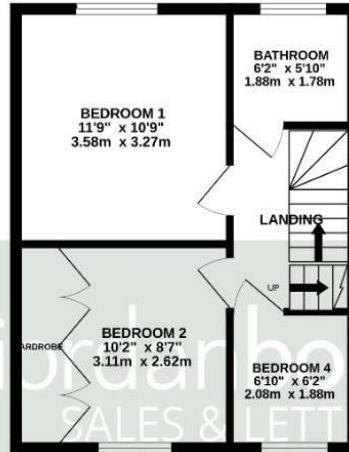




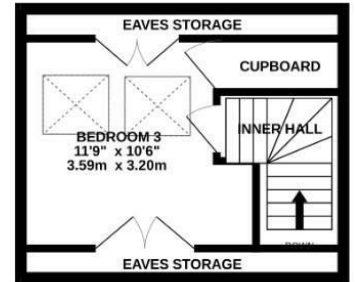
GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
371 sq.ft. (34.5 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.2 sq.m.) approx.



TOTAL FLOOR AREA : 1142 sq.ft. (106.1 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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