



**24 Robinson Road, Rushden
Northamptonshire NN10 0EH
Price £225,000 Freehold**

Nestled on Robinson Road, this outstanding Victorian end of terrace home offers a delightful blend of character and modern living. Spanning an impressive 864 square feet, the property boasts two inviting reception rooms/areas, perfect for both relaxation and entertaining guests. This home features three generously sized bedrooms, providing ample space for families or those seeking a comfortable guest room. The modern kitchen is well-equipped, making meal preparation a pleasure, while the contemporary ground floor shower room adds a touch of luxury to your daily routine. One of the standout features of this property is the covered rear yard, which offers a versatile outdoor space for various activities, whether it be enjoying a quiet morning coffee or hosting a summer barbecue. Additionally, the rear garden includes an outbuilding, providing extra storage or the potential for a workshop or hobby space. Conveniently located, this home is within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. With its charming Victorian architecture and modern updates, this property is a rare find in the heart of Rushden. Don't miss the opportunity to make this lovely house your new home - contact us today!

- Outstanding Victorian end of terrace home
- Three generously sized bedrooms
- Covered rear yard
- Energy Efficiency Rating - D61
- Spanning an impressive 864 square feet
- Modern kitchen
- Rear garden with outbuilding
- Two inviting reception rooms/areas
- Contemporary ground floor shower room
- Convenient location, just off Newton Road



Location

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 - D61

Certificate number - 2812-7129-3009-0092-3226

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.

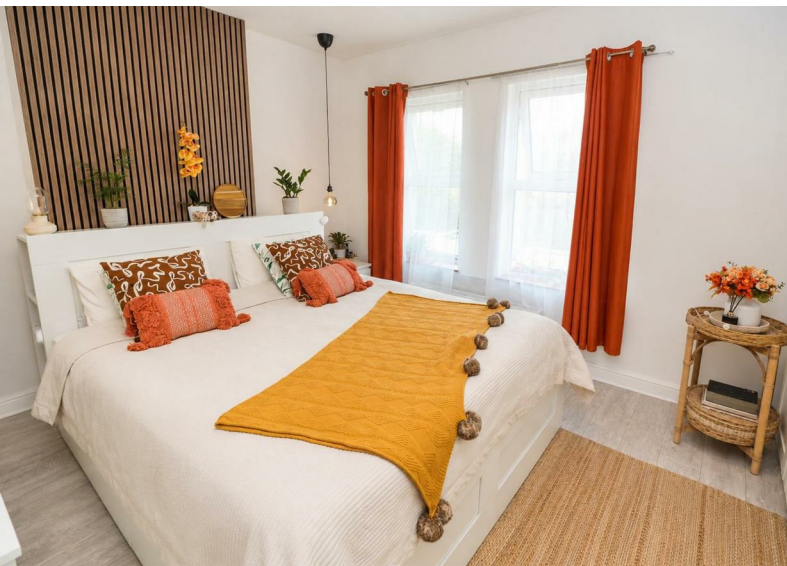
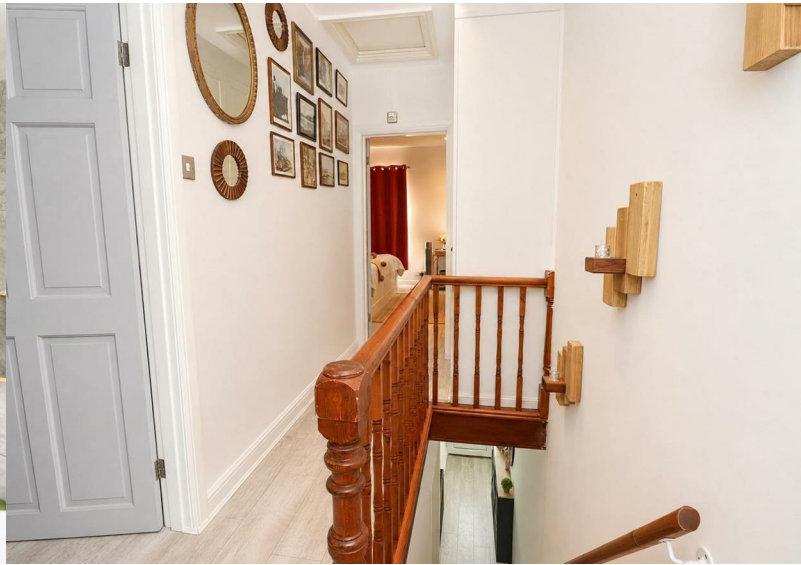
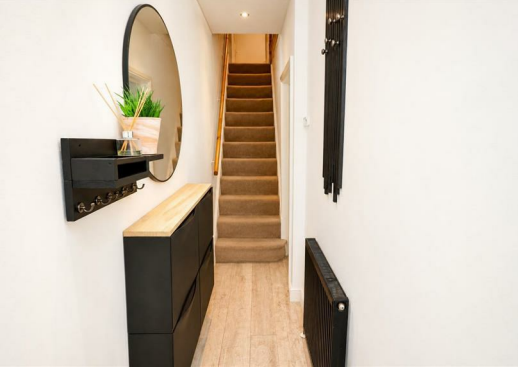
Floorplans

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

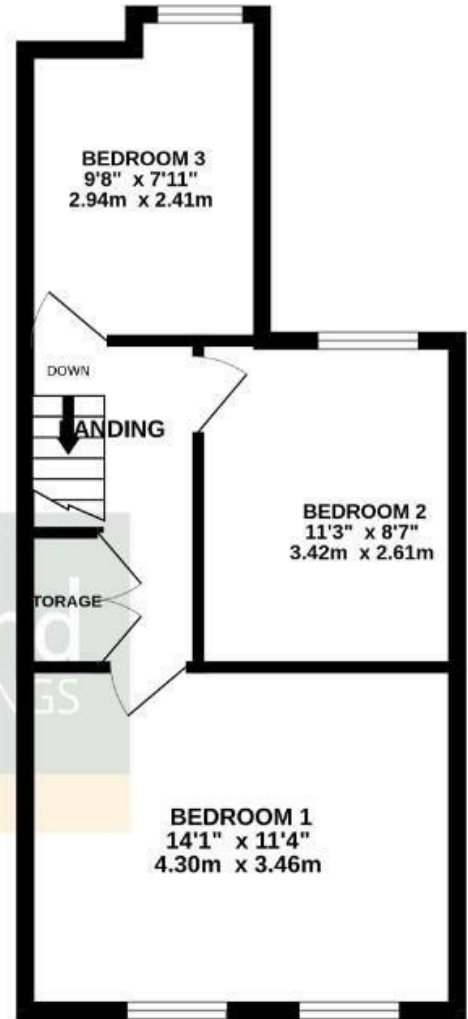
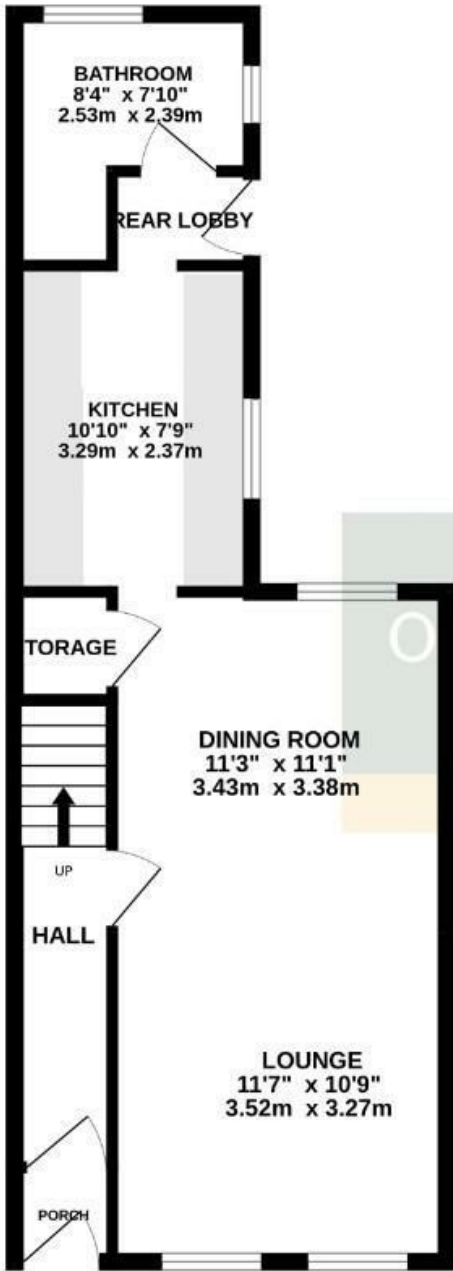
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



oriordanbond
SALES & LETTINGS

TOTAL FLOOR AREA: 864 sq.ft. (80.2 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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