CHARLES ORLEBAR

Estate Agents & Auctioneers



7 Whitefriars, Rushden, NN10 9PD

Guide Price £170,000

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7 Whitefriars

Rushden, NN10 9PD

- Immediate ‘exchange of contracts’ available
- 3 Bedrooms
- Offroad parking
- Garden
- Being sold via ‘Secure Sale’
- Garage
- Car port
- Requires updating

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000.
A spacious and extended three bedroom semi-detached home situated in the popular Whitefriars area of Rushden, offering excellent potential for a buyer looking to modernise a property and create a home to their own taste.

The property has already been extended to provide generous ground floor accommodation, including an open plan kitchen/dining room leading through to a conservatory overlooking the rear garden. Whilst the interior would now benefit from updating, the space and layout provide significant scope for improvement and the opportunity to add value.

Upstairs are three bedrooms together with some built in storage.

Outside, the property continues to impress with a rear garden and particularly useful off-road parking. In addition to the driveway there is a car port and garage, providing plenty of space for vehicles, storage or potential alternative uses, subject to any necessary consents.

Whitefriars is a well-established residential area of Rushden, conveniently positioned for local schools and amenities, with Rushden town centre and Rushden Lakes also within easy reach. Road links are excellent via the nearby A6 and A45, providing convenient access towards Wellingborough, Northampton and Bedford.

An ideal opportunity for buyers looking for space, potential and a home they can improve over time. Early viewing is recommended.



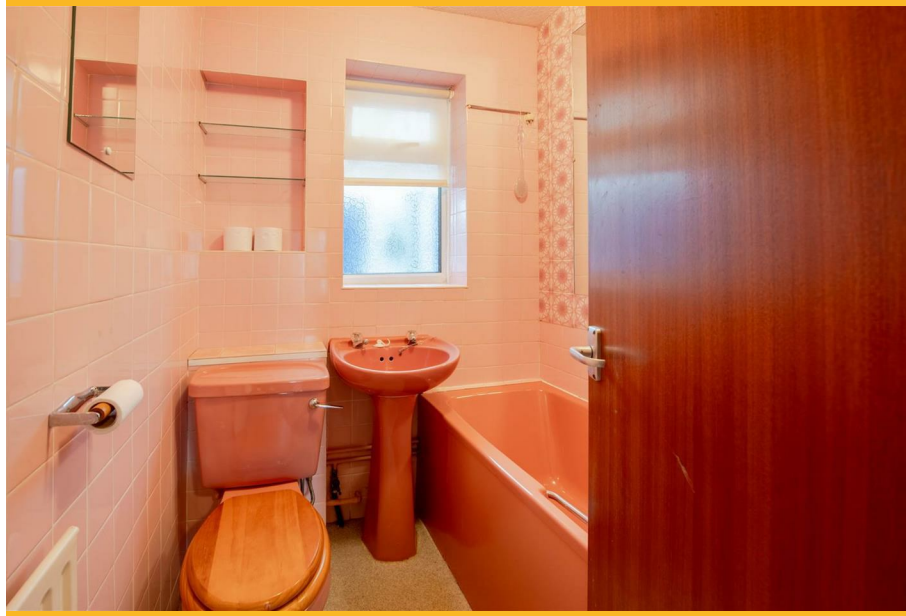


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Entrance Hall	7'3" x 7'0" (2.21m x 2.14m)
Living Room	10'4" x 14'2" (3.15m x 4.33m)
Bathroom	5'7" x 5'5" (1.70m x 1.65m)
Dining Room	10'0" x 8'5" (3.05m x 2.57m)
Kitchen	9'3" x 9'3" (2.81m x 2.82m)
Conservatory	6'6" x 14'11" (1.99m x 4.55m)
Landing	5'8" x 5'5" (1.72m x 1.65m)
Bedroom 1	10'4" x 14'2" (3.16m x 4.33m)
Bedroom 3	7'5" x 6'8" (2.25m x 2.04m)
Bedroom 2	10'10" x 8'7" (3.31m x 2.61m)






A45
Wellingborough Rd
Higham R
John Clark Way
Rushden
KNUSTON
High St S
Bedford Rd
Rushden Rd
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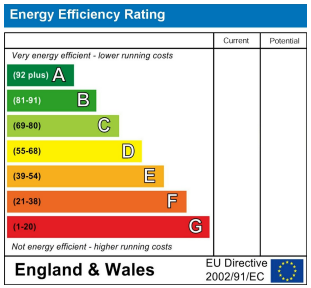
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: A
North Northants

Tenure: Freehold

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.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk https://charlesorlebar.co.uk/