

# CHARLES ORLEBAR

Estate Agents & Auctioneers



2 Victoria Close, Rushden, Northamptonshire, NN10 0DG

£450,000





# 2 Victoria Close

Rushden, NN10 0DG

- 6 Bedroom main house
- Private plot on close of just 5 properties
- 3 Bathrooms & 2 W/c's
- Utility
- 1 Bedroom annexe
- Photovoltaic solar panels to the rear
- Planning permission to convert to 2 semi detached properties
- Gas central heating and mains drainage, council tax E for main house and A for annexe

Nestled in Victoria Close situated approximately 400 metres from the High Street, this detached house and annexe offers a spacious and versatile living space that is sure to impress. Boasting 7 bedrooms, and 4 bathrooms across 2,759 sq ft, this property is perfect for those seeking room to grow.

With 6 bedrooms located upstairs and the potential to add more ensembles or bedrooms, there is ample space for a large family or guests.

One of the highlights of this property is the self-contained 1-bedroom annexe with its own front and back door, offering privacy and independence for guests or family members. Additionally, with just 5 properties on the close, you can enjoy a sense of exclusivity and community.

Situated within walking distance to the High Street, you'll have easy access to local amenities, shops, and restaurants. The property also presents an exciting opportunity for further improvement, allowing you to put your own stamp on this already impressive home.

Don't miss out on the chance to own this fantastic property in a town centre location with great potential for customization and growth. Victoria Close could be the perfect place for you to call home.

£450,000



|              |                                |
|--------------|--------------------------------|
| Porch        |                                |
| Hall         |                                |
| Office       | 9'4" x 9'9" (2.84m x 2.97m)    |
| WC           |                                |
| Kitchen      | 10'11" x 11'9" (3.32m x 3.57m) |
| Lounge/Diner | 28'4" x 13'1" (8.64m x 4.00m)  |
| Hall         |                                |
| Kitchen      | 11'11" x 8'4" (3.62m x 2.55m)  |
| Shower Room  |                                |
| Lounge       | 15'9" x 9'6" (4.79m x 2.90m)   |
| Bedroom 7    | 13'11" x 7'8" (4.25m x 2.34m)  |
| Utility      | 9'5" x 8'8" (2.88m x 2.65m)    |
| WC           |                                |



Garage

Landing

Bedroom 1 16'2" x 10'3" (4.93m x 3.13m)

En-suite

Bedroom 5 8'6" x 13'1" (2.58m x 4.00m)

Bedroom 6 8'4" x 11'10" (2.53m x 3.60m)

Bedroom 2 9'7" x 22'0" (2.93m x 6.70m)

Bedroom 4 14'1" x 9'5" (4.28m x 2.87m)

Bedroom 3/dressing room 14'10" x 12'4" (4.53m x 3.75m)

Family Bathroom

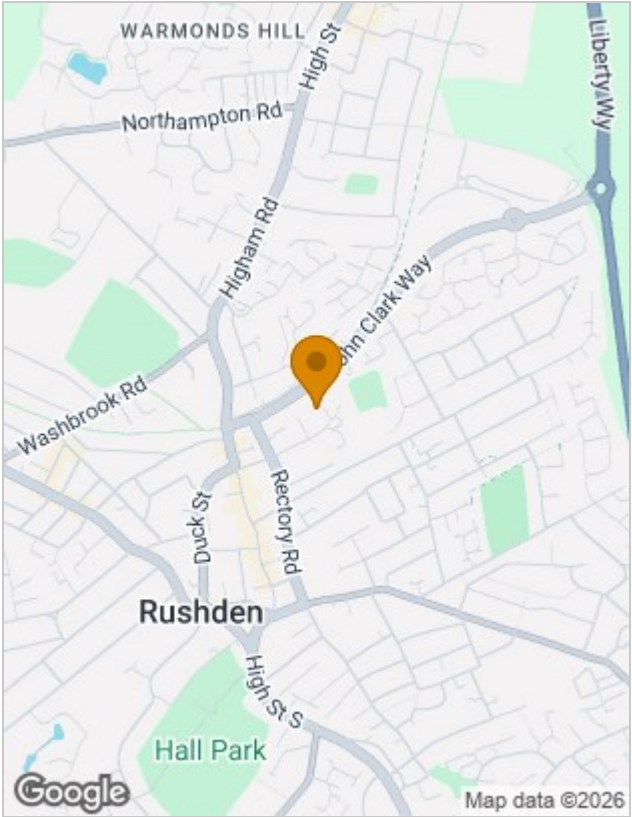




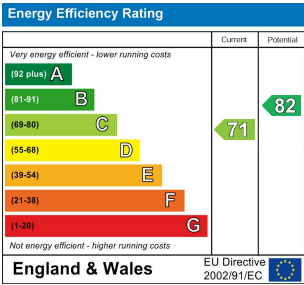
Floor Plans



Location Map



Energy Performance Graph



**Council Tax Band:** H  
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.