

# CHARLES ORLEBAR

Estate Agents & Auctioneers



68 Regency Court, Rushden, Northamptonshire, NN10 6EY

£200,000



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£200,000

# 68 Regency Court

Rushden, NN10 6EY

- 2 Bedrooms
- Offroad parking
- Detached
- Immaculate condition
- No chain
- Freehold
- Walking distance to town centre
- Almost all furniture included

Tucked away in the corner of Regency Court, this immaculately presented two-bedroom detached coach house offers a rare combination of privacy, peace and convenience. Unlike many apartments or flats, the property is completely detached with no adjoining neighbouring residences, creating an exceptionally quiet and private living environment.

Beautifully refurbished, the accommodation is finished to a high standard throughout and ready to move straight into. The stylish modern kitchen has been thoughtfully updated alongside a contemporary bathroom suite, while the overall décor and presentation reflect the care and attention invested in the home.

The property enjoys a secluded position with no through traffic, making it ideal for those seeking a quieter setting while remaining close to local amenities. Further benefits include allocated parking and freehold ownership.

Conveniently located within walking distance of Rushden High Street, residents can enjoy easy access to a range of shops, restaurants, pubs and regular bus routes. This unique home would make an excellent first-time purchase, downsize or investment opportunity.

Early viewing is highly recommended to fully appreciate the space, condition and unique detached position this superb coach house has to offer.



Hall

Landing

Living Room 10'4" x 17'8" (3.14m x 5.38m)

Kitchen/Dining Room 7'3" x 13'8" (2.21m x 4.17m)

Bedroom 2 11'3" x 10'3" (3.43m x 3.13m)

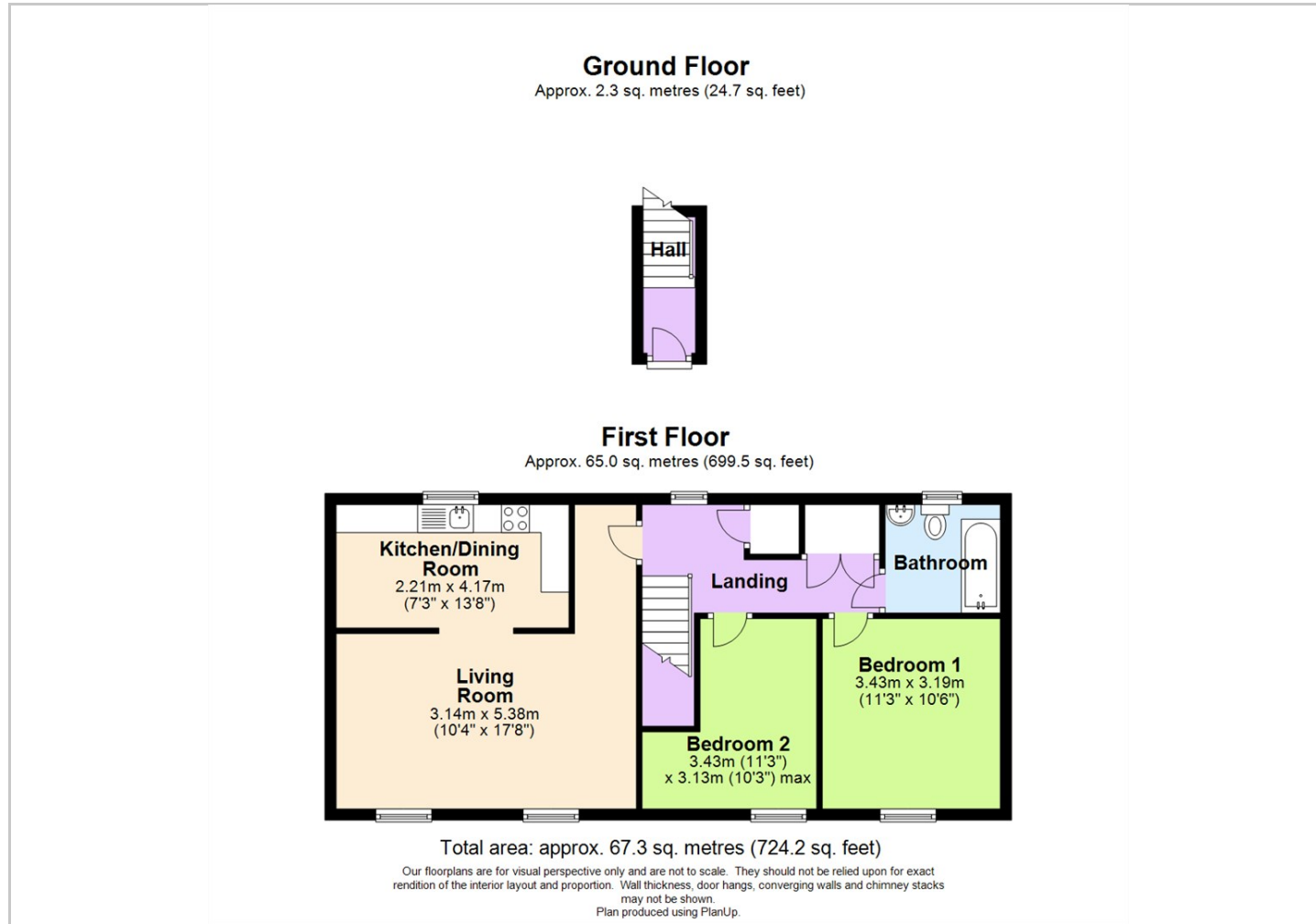
Bedroom 1 11'3" x 10'6" (3.43m x 3.19m)

Bathroom





## Floor Plans



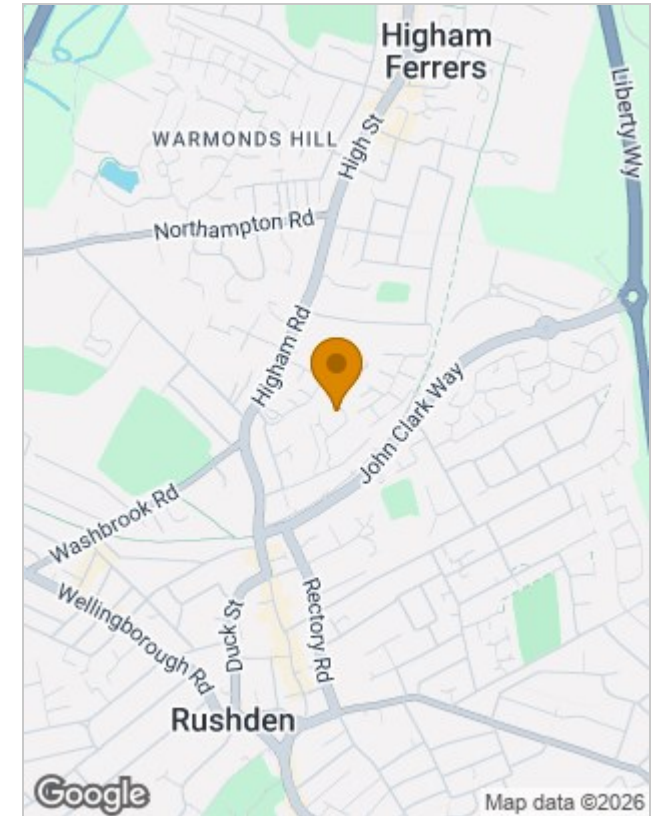
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

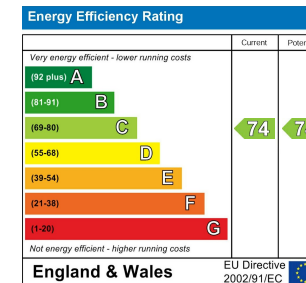
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph



**Council Tax Band: B**  
North Northants

**Tenure: Freehold**