



PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.

BUYERS PREMIUM

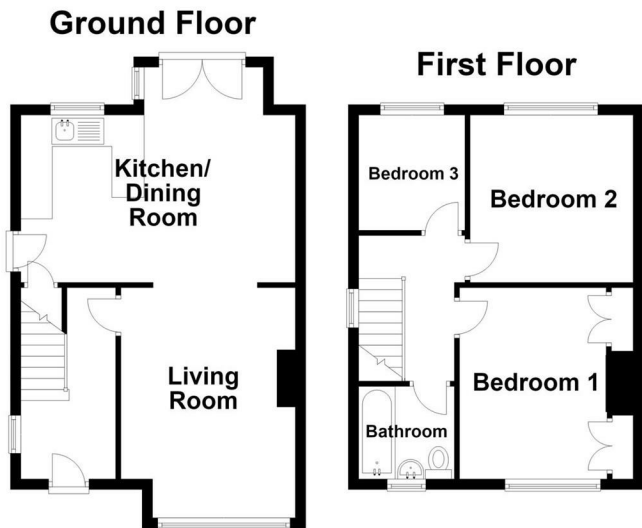
The purchaser will be required to pay a buyers premium charge of £2,000 ex VAT (£2,400 inc VAT).

BUYERS ADMIN CHARGE

The purchaser will be required to pay a buyers admin charge of £1,800 ex VAT (£2,160 inc VAT)

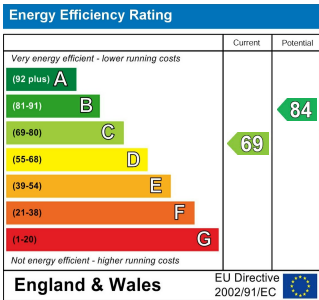
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50 Talbot Road, Rushden, NN10 9NS



For auction Auction Guide £140,000

FOR SALE BY LIVESTREAM AUCTION ON THURSDAY 12TH NOVEMBER 2026 AT 11AM
GUIDE PRICE: £140,000
VIEWINGS - BY APPOINTMENT ONLY - PLEASE CONTACT OUR OFFICE

A well-located three-bedroom semi-detached house situated in a popular residential location in Rushden and offered as a corporate sale. Extending to approximately 775 sq ft, the property requires a full programme of renovation and refurbishment throughout, making it an excellent opportunity for investors, developers or buyers looking to add value. The ground floor comprises a good-sized living room with bay-style window and an open kitchen/dining area to the rear with access to the garden. Upstairs are three bedrooms, including a front-facing master bedroom, together with a family bathroom. The property also benefits from a useful side store area and offers strong potential for improvement and resale or occupation.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
<https://www.auctionhouse.co.uk/northantsbedsandbucks>

50 Talbot Road, Rushden, NN10 9NS

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Entered via front door & features staircase & follows through to living area

LIVING ROOM

10'6 x 13'8

UPVC Double glazed bay style window to front aspect, brick chimney & fireplace, double paneled radiator & wooden flooring



KITCHEN / DINING AREA

17'7 x 13'3

UPVC Double glazed french style rear doors & window to rear garden, kitchen cabinets, stainless steel sink, side door access to store space



FIRST FLOOR

BEDROOM ONE

11'5 x 9'5

Large double bedroom with UPVC double glazed windows to front aspect, built in wardrobes & storage, single paneled radiator, laminate flooring



BEDROOM TWO

10'2 x 9'9

Large double bedroom with UPVC double glazed windows to rear aspect, single paneled radiator & laminate flooring



BEDROOM THREE

6'5 x 6'8

Bedroom with UPVC double glazed windows to rear aspect, single paneled radiator, carpet flooring



BATHROOM

5'8 x 5'6

UPVC Double glazed window to front aspect, tiled walls, low level WC, hand wash basin & bathtub



OUTSIDE

FRONT GARDEN

Partially brick border for front drive, drop curve for parking, paved areas for bin storage, side access to store



REAR GARDEN

Laid lawn garden space with trees & shrubs. (Please be advised we currently do not have access to the rear garden due to shutters)

SERVICES / ADDITIONAL INFORMATION

Services have not been tested or used - buyers will need to test independently

Buyers shall also be advised this is a corporate sale & features shutters throughout the property which will be removed upon a successful completion

HOW TO GET THERE

Situated on Talbot Road in Rushden (NN10 9ER), the property is easily reached by car via the A45 and A6, providing direct, swift road links to Wellingborough, Northampton, Bedford, and Junction 15 of the M1 (SatNav: NN10 9ER). Local bus services operate along nearby High Street and Newton Road, offering frequent connections across Rushden, Higham Ferrers, and Wellingborough town centre. For mainline rail services, Wellingborough Railway Station is approximately 5 miles away.

LOCAL AMENITIES

Situated on Talbot Road (NN10 9ER), this location offers convenient access to everyday essentials within a short walk of Rushden town centre, including local supermarkets, independent shops, bakeries, cafes, and healthcare services. Families benefit from well-regarded local schools nearby, such as Denfield Park Primary Academy and Rushden Academy. For extensive leisure and shopping, the premier Rushden Lakes Shopping and Leisure Complex is just a 5-minute drive away

COUNCIL TAX BAND

East Northamptonshire Band B

For further information on viewing call 0333 358 2245