

26 Kings Avenue

Rushden, NN10 8LA

Simpson & Weekley

Simpson and Weekley are delighted to offer to the market this spacious three-bedroom family home, presenting an excellent opportunity for buyers looking to put their own stamp on a property. Whilst requiring some modernisation throughout, the home offers well proportioned accommodation, a former conservatory that now has an insulated roof provides a spacious dining area and the south-facing rear garden is an ideal aspect for the solar panels helping with the energy efficiency of this property.

The ground floor accommodation comprises an entrance hall with stairs rising to the first floor, a spacious living room and a kitchen/breakfast room. There is a bathroom is conveniently located off the kitchen, whilst to the rear, a large conservatory offers additional living space overlooking the garden, the property also has the added benefit of solar panels installed.

To the first floor are three well-proportioned bedrooms, including the principal bedroom which benefits from its own WC.

Externally, the property enjoys a wall-enclosed front garden, whilst to the rear is a good-sized garden offering plenty of scope for landscaping and creating an attractive outdoor space. With some updating and improvement, this property offers fantastic potential for buyers seeking a home they can make their own.

Kings Avenue is conveniently situated within the historic market town of Higham Ferrers, within easy reach of local schools, shops and everyday amenities. The town's attractive Market Square and High Street offer a selection of independent shops, cafés and restaurants, whilst nearby Rushden Lakes provides further shopping, dining and leisure facilities. Excellent road links via the A6 and A45 also make the location convenient for commuters.

£215,000

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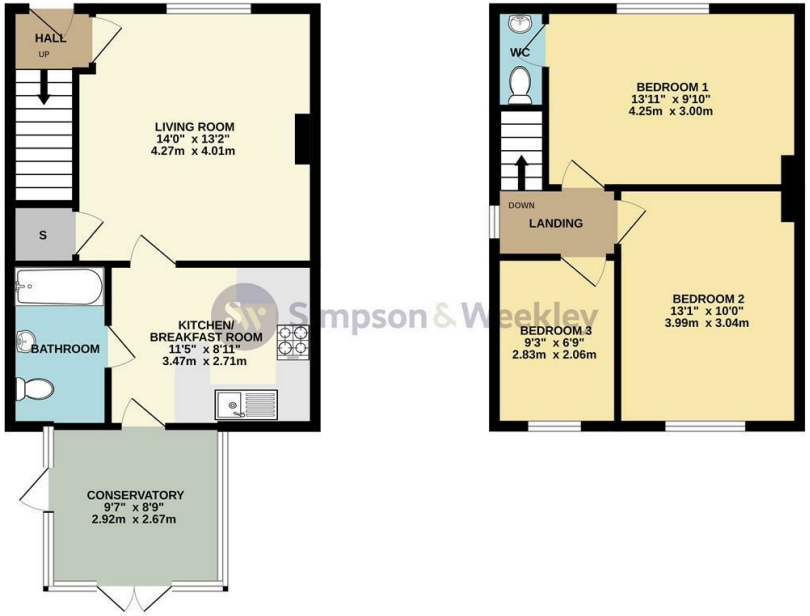




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GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.

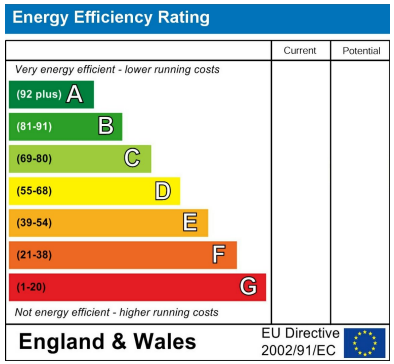


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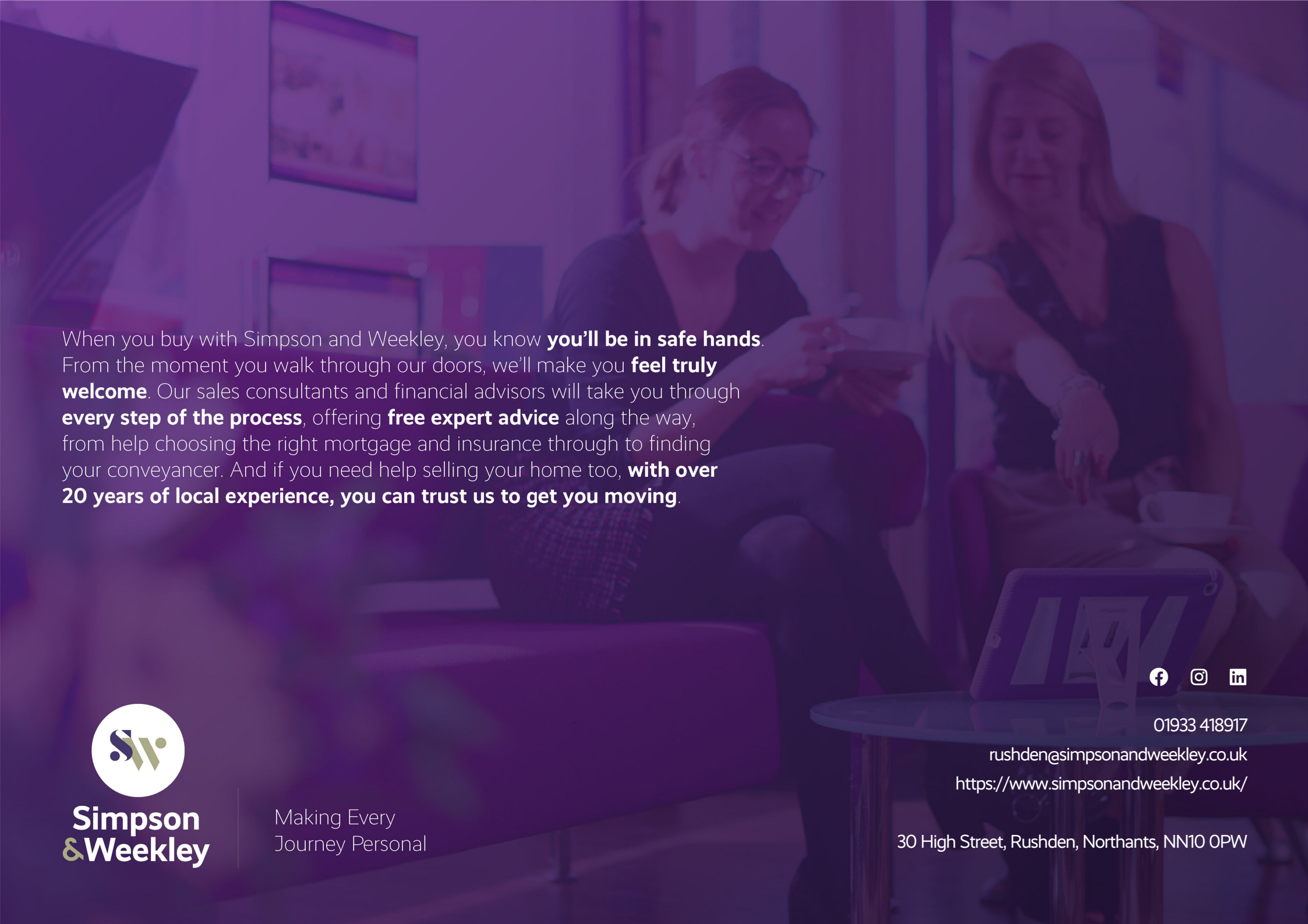
TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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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01933 418917

rushden@simpsonandweekley.co.uk

https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW