



**63 Patenall Way, Higham Ferrers
Northamptonshire NN10 8PL
£149,950 Freehold**

We the sole selling agents are delighted to offer for sale this split level semi detached home situated set well back from the road behind other properties, backing onto a small play park and designated green area, therefore providing a quiet setting.

- Ground Floor
 - Entrance hall
 - Large garage
- Master bedroom with en-suite bathroom/w.c with separate shower
- First Floor
 - Landing
 - Bedroom two
 - Bathroom/w.c
- Large open plan living room incorporating kitchen area with utility room off
- Additional Information
 - Full gas radiator central heating
 - PVC double glazing
- The property is offered in good order throughout

This property would be an ideal purchase for first time buyers, as a bolt hole, someone downsizing, or indeed for buy to let purposes (current tenants in residence would be willing to stay on under a buy to let purchase, if so required/desired. They have been in residence since 1/2/11 and currently pay £575 pcm.)

Location

Patenall Way itself is situated where Linden Avenue meets School Lane.

Situated at the end of Patenall Way on the left hand side, under an archway, as identified by our for sale board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

C

Accommodation

Ground Floor

Hall

Bedroom 1 10'2" x 9'1" (3.11m x 2.78m)

Very approximate minimum measurement. Plus storage cupboard & recess. Airing cupboard housing hot water cylinder.

En- Suite Bathroom/W.C With Separate Shower

First Floor

Landing

Utility Room 4'4" x 7'2" (1.33m x 2.18m)

Approximate Maximum Measurements. Wall mounted gas fired boiler.

Open Plan Kitchen/Living Room 15'3" x 10'1" (4.66m x 3.08m)

Very approximate minimum measurement. Plus kitchen recess & angled/curved wall areas

Bathroom/W.C

Bedroom 2 8'8" x 7'7" (2.66m x 2.33m)

Very approximate minimum measurement. Plus storage cupboard & recess' & angled/curved wall areas. Loft access.

Outside

Off road parking space for one vehicle to the fore of the garage.

Garage 15'3" x 7'4" (4.66m x 2.24m)

Very approximate minimum measurement. plus angled/curved wall areas

NB:

The overall floor area is approximately 1,000 sq ft and the floorplan is to show the layout only.

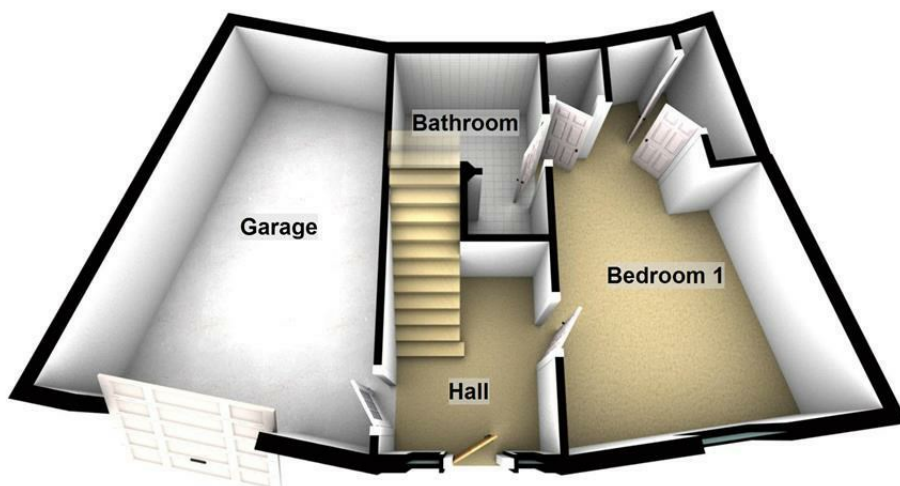
Disclaimer

AGENTS NOTE - ALL MEASUREMENTS ARE APPROXIMATE. ANY APPLIANCES MENTIONED HAVE NOT BEEN TESTED BY OURSELVES. MONEY LAUNDERING REGULATIONS 2007 – We are required to show due diligence in obtaining proof of identity on or before the date the purchaser's offer is accepted by the vendor (seller). Floor plans are for identification purposes only and not to scale. Measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase. Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property.

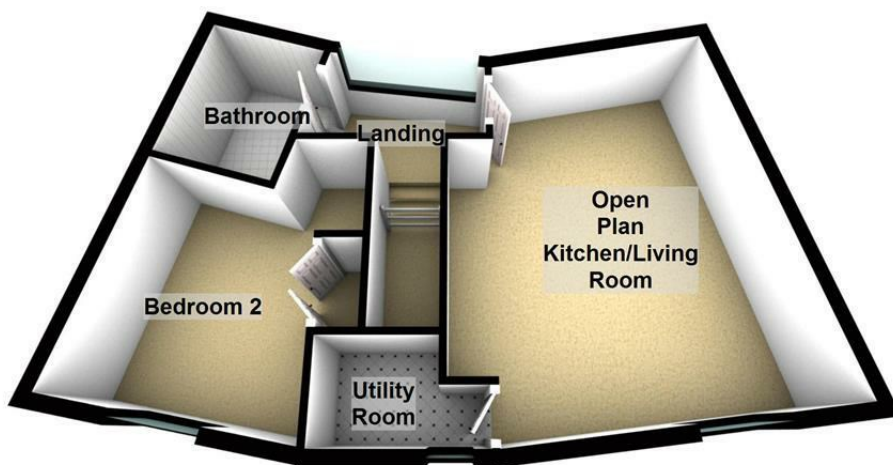




Ground Floor



First Floor



Sales and Lettings Offices



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