

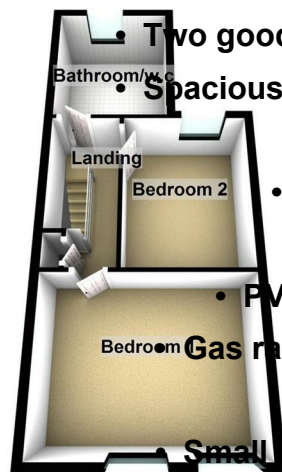
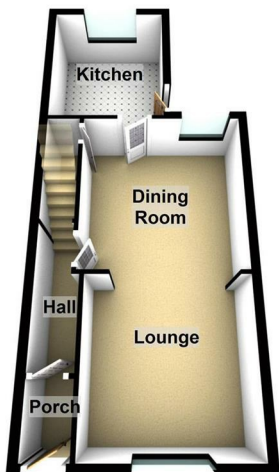


10 Westfield Street, Higham Ferrers Northamptonshire NN10 8AP

'COMING SOON - CALL NOW TO REGISTER YOUR INTEREST' A terrace home in an extremely sought after location within this historical borough town with very good local schools and local amenities within comfortable walking distance - ideal for first time buyers or as a buy to let investment.

Ground Floor
Approx. 40.6 sq. metres (436.6 sq. feet)

First Floor
Approx. 40.6 sq. metres (437.1 sq. feet)



• Two good size double bedrooms

• Spacious first floor bathroom/w.c

• Lounge

• Dining room

• Kitchen

• PVC double glazing

• Gas radiator central heating

• Tiled roof

• Small decked rear yard area

Total area: approx. 81.2 sq. metres (873.6 sq. feet)

• Open plan rear yard/garden area with workshop & store

£134,995 Freehold

'COMING SOON - CALL NOW TO REGISTER YOUR INTEREST' A terrace home in an extremely sought after location within this historical borough town with very good local schools and local amenities within comfortable walking distance - ideal for first time buyers or as a buy to let investment. Offered for sale with no upward chain.

- Two good size double bedrooms
- Spacious first floor bathroom/w.c
- Landing
- Porch
- Hall
- Lounge
- Dining room
- Kitchen
- PVC double glazing
- Gas radiator central heating
- Tiled roof
- Small decked rear yard area
- Open plan rear yard/garden area
- Large brick built workshop
- Brick built store
- All main services connected

Location

Just off Northampton Road. The property can be found as identified via our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

A

Energy Rating

D

Accommodation

Ground Floor

Porch

Hall

Lounge 11'5" x 11'3" (3.47m x 3.43m)

Dining Room 11'11" x 11'10" (3.63m x 3.60m)

Plus storage cupboard.

Kitchen 10'0" x 8'11" (3.05m x 2.71m)

First Floor

Bedroom 1 11'5" x 14'9" (3.49m x 4.49m)

Bedroom 2 11'10" x 9'3" (3.61m x 2.81m)

Bathroom/w.c 9'10" x 8'9" (3.00m x 2.67m)

Airing cupboard housing wall mounted gas fired combination boiler for central heating and hot water.

Landing

Storage cupboard. Loft access.

Outside

Rear

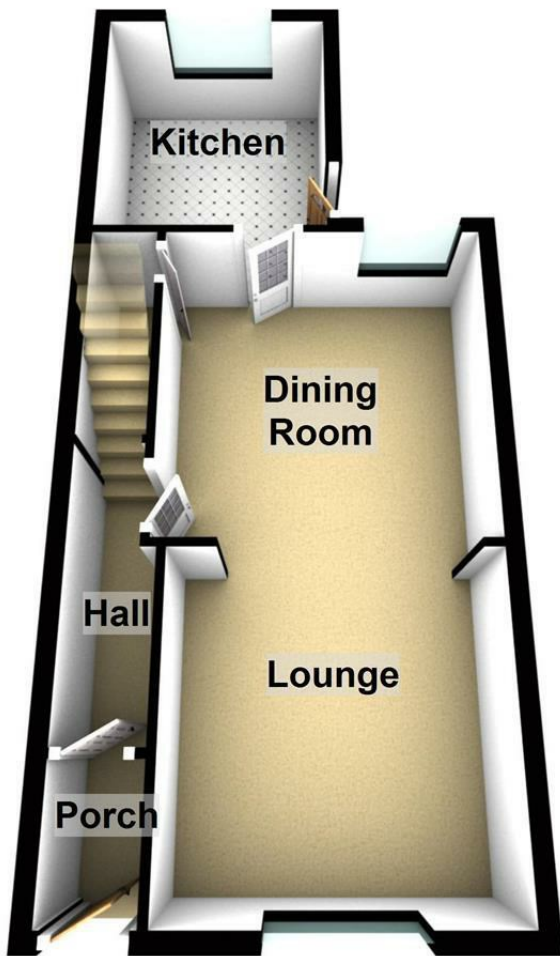
Decked rear yard, situated on the rear of the dining room and side of the kitchen. A pleasant decked area for sitting out, table and chairs, etc. The rear decked yard area leads onto an open plan yard/garden - being open plan to the adjoining/neighbouring properties. Large brick built workshop and brick built store.

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.

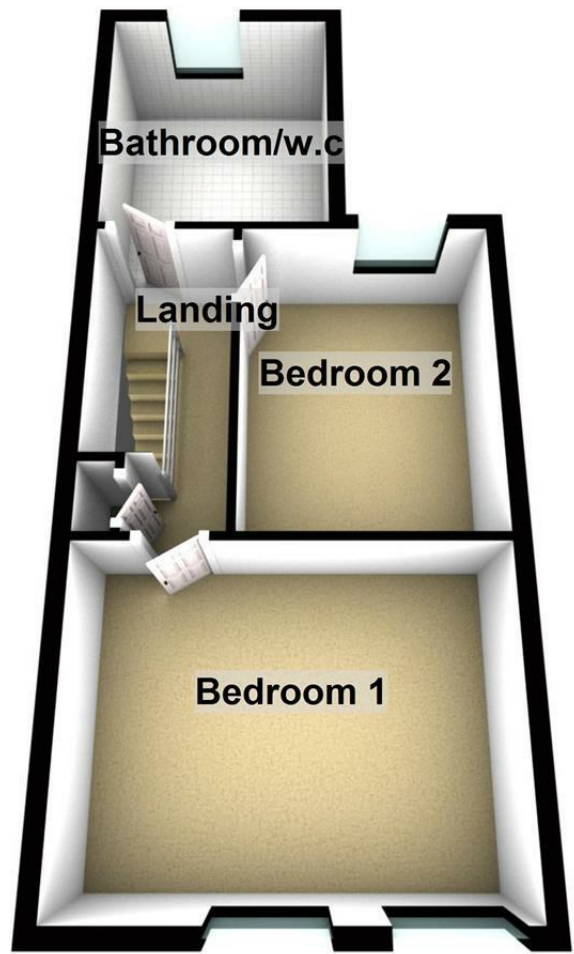
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First Floor

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**WESTFIELD STREET
HIGHAM FERRERS
NORTHANTS NN10 8AP**

£134,995 (FREEHOLD)

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