



44C North End, Higham Ferrers Northamptonshire NN10 8JB

A deceptively spacious property, which must be viewed to be appreciated - benefiting from a good size, established rear garden and garage to the rear. Offered for sale with no upward chain and in a non estate location, the property is ideally placed for popular local schools for all age groups, amenities, main road links, etc. An ideal purchase for first time buyers, as a family home or indeed a buy to let investment.

£169,950 Freehold

- Three good size bedrooms
- Dining room
- Gas radiator central heating
- Garage
- Bathroom/w.c
- Kitchen
- Front garden
- Lounge
- PVC double glazing
- Good size, enclosed, established rear garden



Location

North End is a continuation of College Street in Higham Ferrers and links through to Windmill Banks in Higham Ferrers. The property can be found situated between the turnings into York Road and Kings Avenue and is identified via our 'for sale' board. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

D

Accommodation

Ground Floor

Hall

Lounge 16'3" x 13'7" (4.95m x 4.15m)

Maximum measurement

Dining Room 11'8" x 9'1" (3.55m x 2.77m)

Maximum measurement

Kitchen 11'8" x 7'5" (3.55m x 2.25m)

Plus cupboard. Wall mounted gas fired boiler situated in cupboard.

First Floor

Bedroom 1 11'0" x 13'7" (3.36m x 4.15m)

Plus built in wardrobes

Bedroom 2 9'0" x 9'9" (2.74m x 2.97m)

Bedroom 3 9'0" x 6'9" (2.74m x 2.05m)

Bathroom/W.C

Landing

Access to loft space. Utility cupboard. Airing cupboard housing hot water cylinder and immersion heater.

NB:

Since these photographs were taken the property has been tenanted for a number of years, with the tenant due to vacate on the 11/5/16. Thereafter, the property will be cleaned, etc., with any maintenance issues rectified where possible.





Outside

Front Garden

Area of front garden with side gated access through to rear garden.

Rear Garden

Of a good size, being very well established, with rear gated access to garage.

Garage

A single garage is provided (see photograph) accessed from a shared rear vehicle access off the bottom of Kings Avenue, with up and over door to front.

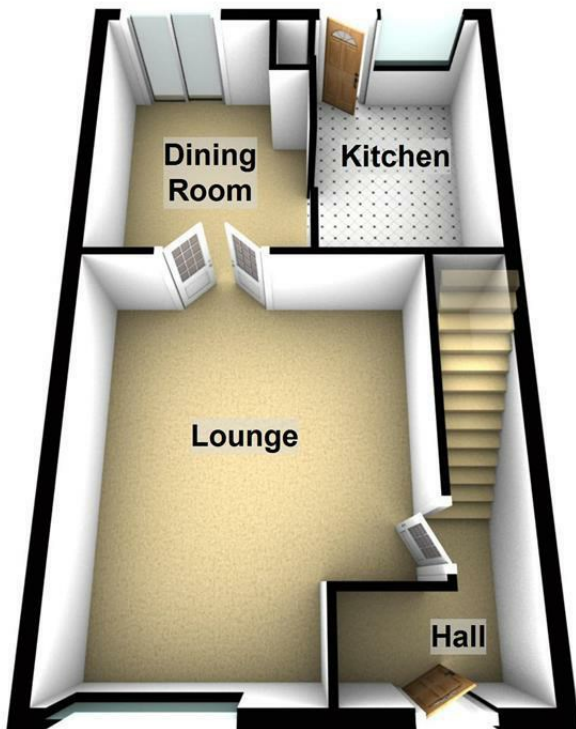
Disclaimer

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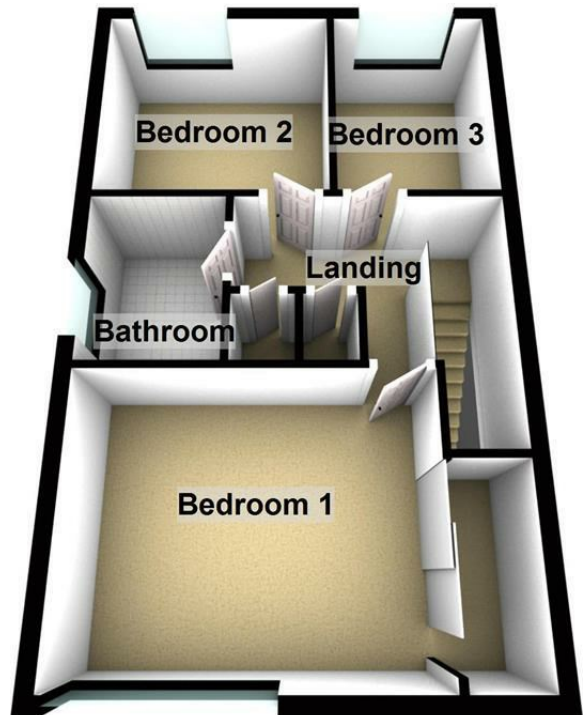
Ground Floor

Approx. 44.0 sq. metres (473.9 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.2 sq. feet)



Total area: approx. 87.2 sq. metres (939.0 sq. feet)

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