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ESTATE AGENTS



**34 Westfields Terrace, Higham Ferrers
Northamptonshire NN10 8BB**



£145,000 Freehold

A terrific opportunity has arisen to acquire this lovely bay fronted terrace home, situated in the heart of the sought after market town of Higham Ferrers, with an immediate viewing recommended to appreciate the space, character and condition on offer. Ideal as a first time purchase, family home or indeed buy to let investment opportunity. Do not delay, view today!

- Three good size bedrooms
- Modern bathroom/w.c
- Separate dining room
- Ground floor cloakroom/w.c
- PVC double glazing and gas radiator central heating
- Loft ladder access to large loft space - suitable for conversion, etc., subject to P.P, Consents, etc
- Lounge with bay window and open fire
- Modern kitchen plus utility area
- Rear hall
- Rear garden, being remodelled 11/4/15 - photographs available soon

Location

Westfields Terrace runs parallel to Higham Ferrers High Street, the property being found situated between Wharf Road and Nene Road, 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

WC

Lounge 14'4" x 10'10" (4.36m x 3.29m)

Maximum. Open fireplace.

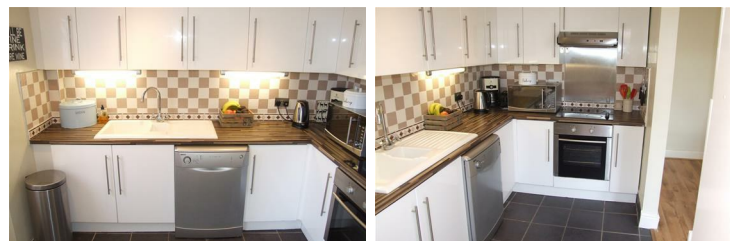


Dining Room 12'11" x 9'11" (3.94m x 3.01m)

Maximum



Kitchen 9'9" x 6'4" (2.97m x 1.94m)



Rear Hall

Utility Area 6'2" x 6'3" (1.87m x 1.90m)

First Floor

Landing

Bedroom 1 14'4" x 10'10" (4.36m x 3.31m)

Maximum



Bedroom 2 12'11" x 9'11" (3.94m x 3.02m)

Maximum. Airing cupboard housing hot water cylinder. Wall mounted gas fired boiler concealed within cupboard. Loft access.



Bedroom 3 9'7" x 10'1" (2.93m x 3.07m)

Plus cupboard

Bathroom

Outside

Front Forecourt

With boundary wall and handgate. Side gated access through to rear garden

Rear Garden

In the process of being re-modelled and being fully enclosed.

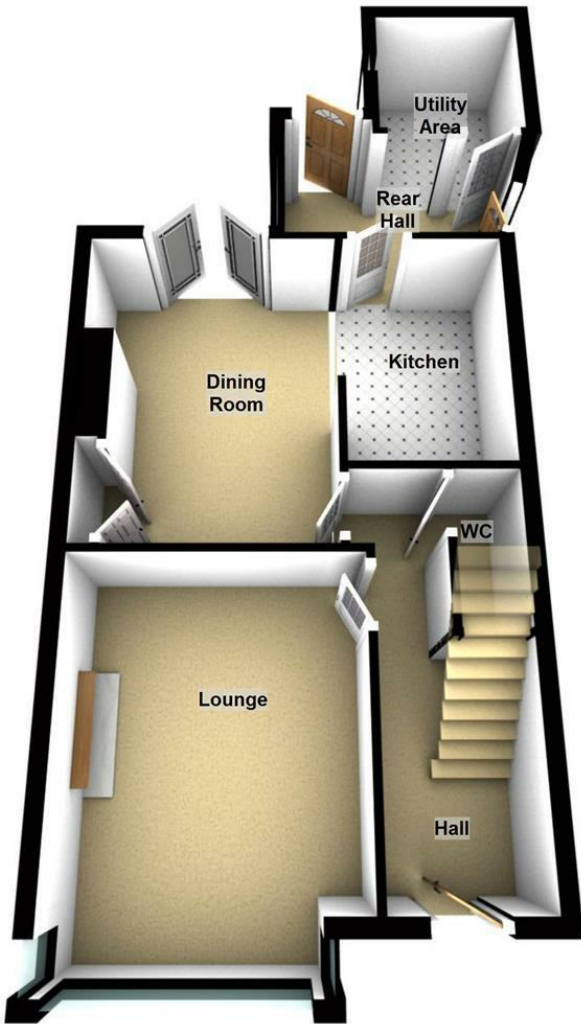
Disclaimer

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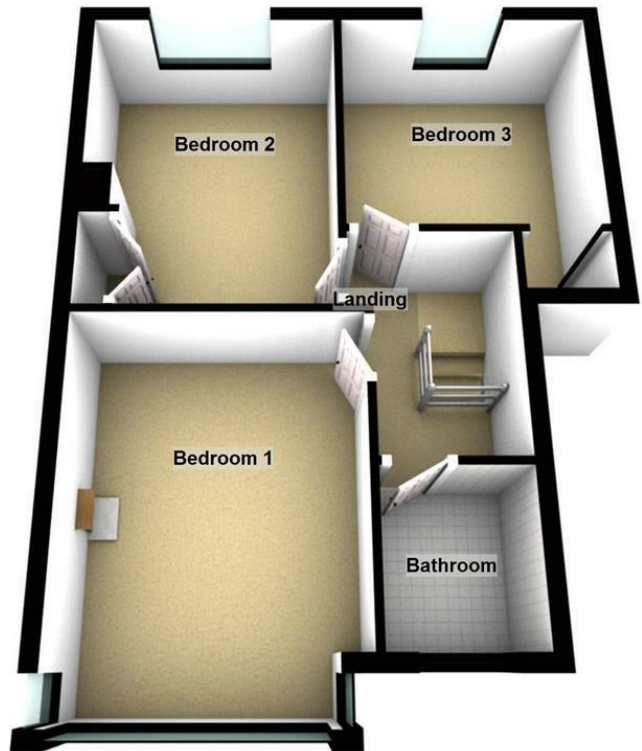
Ground Floor

Approx. 49.4 sq. metres (532.2 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



Total area: approx. 94.7 sq. metres (1018.9 sq. feet)

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