



**9 Elizabeth Way, Higham Ferrers
Northamptonshire NN10 8JR
£168,500 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this rare opportunity to purchase an extended family home situated in the sought after market town of Higham Ferrers, with highly regarded schools for all age groups within walking distance. The property has been recently re-decorated and re-carpeted throughout and with this in mind an early viewing is certainly well recommended.

- Four bedrooms
- Hall
- Utility room
- Front garden & enclosed rear garden
- Bathroom/w.c
- Lounge/dining room
- Utility porch
- Landing
- Kitchen
- PVC double glazing & gas radiator central heating

Location

Elizabeth Way is situated off Stanwick Road and links through to Simpson Avenue/Phillip Way. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

C

Ground Floor

Accommodation

Ground Floor

Hall

Lounge / Dining Room 22'6" x 8'10" (6.86m x 2.69m)

Plus recess

Kitchen 9'5" x 8'0" (2.87m x 2.44m)

Maximum plus recess plus understairs cupboard

Utility Room 11'2" x 5'11" (3.40m x 1.81m)

Utility Porch

First Floor

Landing

Bedroom 1 10'4" x 10'10" (3.15m x 3.29m)

Maximum plus built in wardrobes

Bedroom 2 9'8" x 9'5" (2.95m x 2.88m)

Bedroom 3 6'6" x 7'5" (1.98m x 2.25m)

Bedroom 4 14'11" x 5'11" (4.54m x 1.81m)

Plus cupboard

Bathroom/W.C

Additional Information

Loft access on landing.

Airing cupboard on landing housing hot water cylinder.

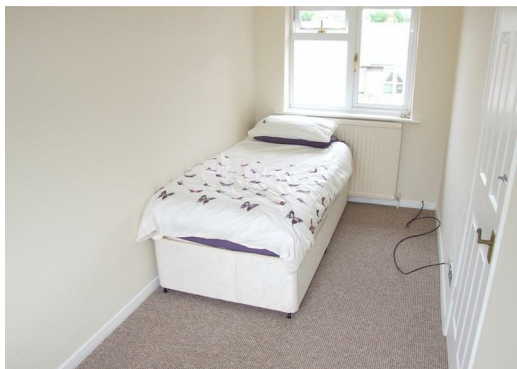
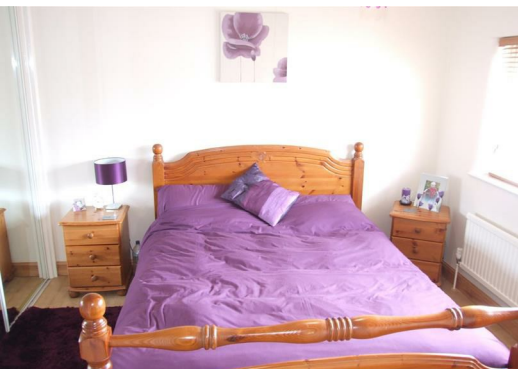
Wall mounted gas fired boiler situated in kitchen/utility room.

Outside

Front

Area of front garden with brick wall and hand-gate.

NB: Although there is no designated off road parking for this property, there is relatively straightforward off road parking to the fore of the property's front garden by way of parking bays - our vendor client advises us they have always been able to park two vehicles outside the front of the property without any trouble whatsoever.



Rear Garden

A useful outbuilding with power and light connected. Shed. The rear garden is fully enclosed with side gated access out on to Anne Close - ideal for wheelie bin/cycle access, etc.

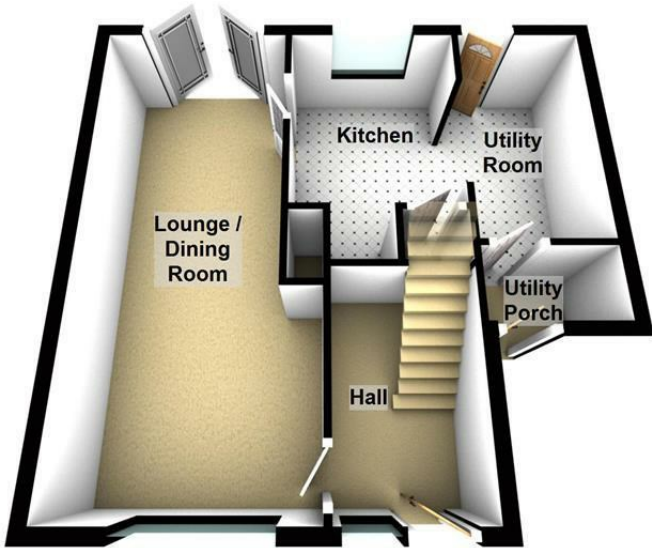
Disclaimer

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Ground Floor

Approx. 44.4 sq. metres (478.3 sq. feet)



First Floor

Approx. 44.5 sq. metres (478.8 sq. feet)



Total area: approx. 88.9 sq. metres (957.1 sq. feet)

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