

# CHARLES ORLEBAR

Estate Agents & Auctioneers



20 Westfields Street, Higham Ferrers, Northamptonshire, NN10

£185,000



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£185,000

# 20 Westfields Street

Higham Ferrers, NN10 8AP

- 2 bedrooms
- 2 reception rooms
- PVCU double glazing
- Garden and store
- Bathroom
- Kitchen
- Gas heating
- No chain

Charles Orlebar presents - This delightful little terrace house presented neutrally with no onward chain. Located just off Northampton Road in Higham Ferrers making this a perfect base for accessing nearby amenities including Higham Ferrers High Street and the Rushden Lakes Shopping Complex. Externally there is a courtyard style garden with artificial grass and laid to patio, leading to a storage shed at the end of the plot. Viewing is highly recommended to appreciate this charming house that is ready to move into!



## Entrance Hall

Living Room 11'4" x 11'2" (3.45 x 3.40)

Dining Room 12'4" x 11'6" (3.75 (3.76) x 3.50 (3.51))

Kitchen 10'1" x 9'7" (3.07 x 2.92)

Landing

Bedroom 1 14'6" x 11'4" (4.42 x 3.45)

Bedroom 2 12'4" x 9'0" (3.75 (3.76) x 2.75 (2.74))

Bathroom

Garden

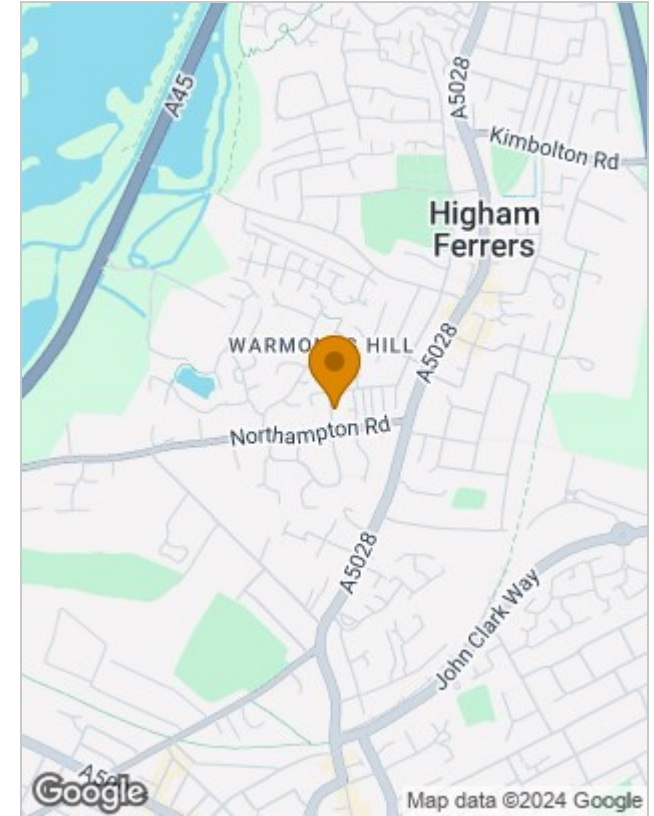




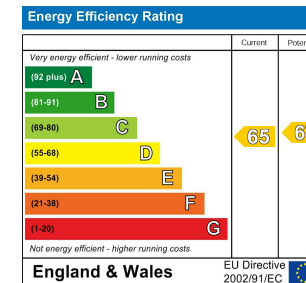
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: A**  
North Northants District Council

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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