

# CHARLES ORLEBAR

Estate Agents & Auctioneers



22 Lancaster Street, Higham Ferrers, Northamptonshire, NN10

£230,000









£230,000

# 22 Lancaster Street

, NN10 8HY

- 3 Bedrooms
- 2 receptions
- Gardens
- Double glazing
- No chain
- Kitchen
- Gas heating
- Mains drainage and gas central heating

Charles Orlebar presents a large chain free end of terrace house located just of the town centre of Higham. Lancaster street is close to Castlefields Park on Kimbolton Road and is a popular residential spot. The property provides traditional living space with a through hallway to the kitchen at the back with 2 reception rooms leading off. 3 first floor bedrooms and a bathroom overlook a generous fenced garden at the rear. call 01933 313600 for exclusive viewings!



## Porch

## Hall

Living Room 11'6" x 11'2" max (3.50 (3.51) x 3.40 max)

Dining Room 11'10" x 9'7" (3.60 (3.61) x 2.93 (2.92))

Kitchen/Breakfast Room  
21'2" x 8'6" (6.46 (6.45) x 2.60 (2.59))

## Landing

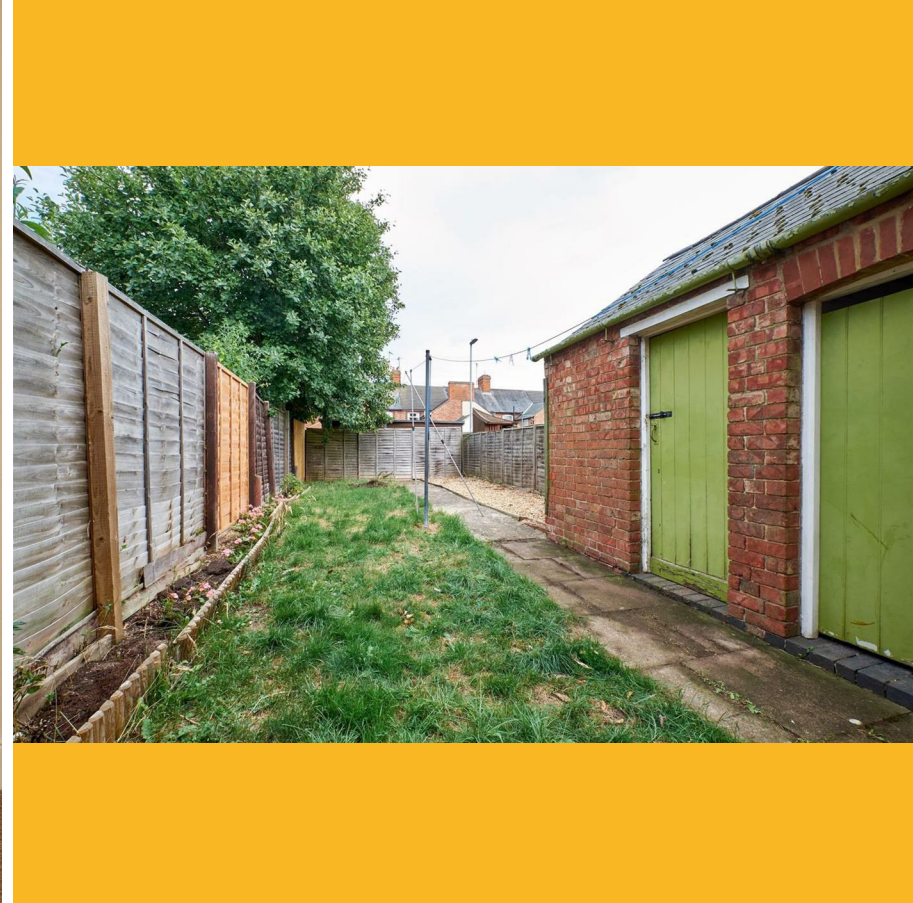
Bedroom 1 16'9" x 10'10" (5.10 (5.11) x 3.30)

Bedroom 2 11'10" x 11'2" (3.60 (3.61) x 3.40)

## Shower Room

Bedroom 3 9'2" x 8'6" (2.80 (2.79) x 2.60 (2.59))



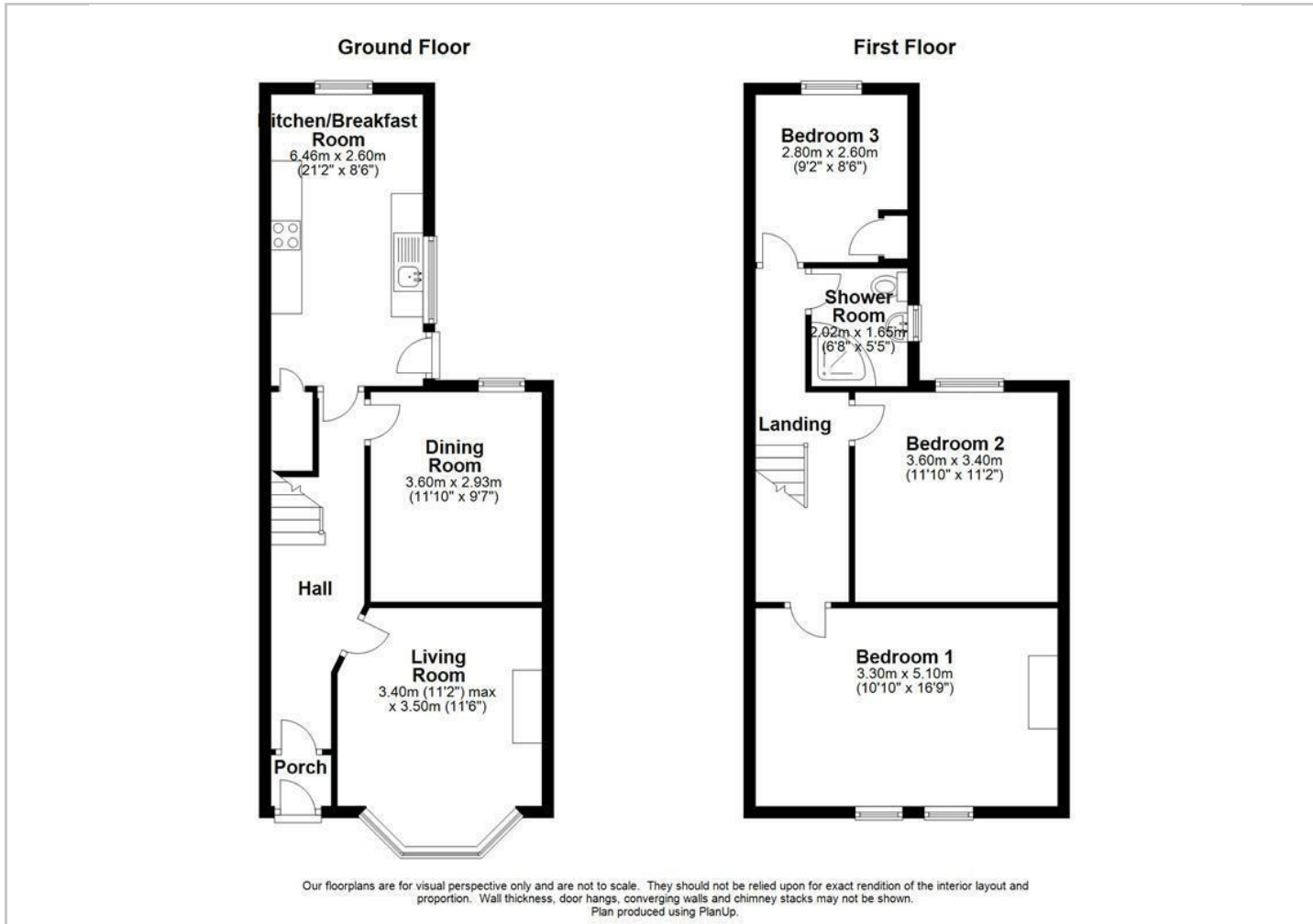








## Floor Plans



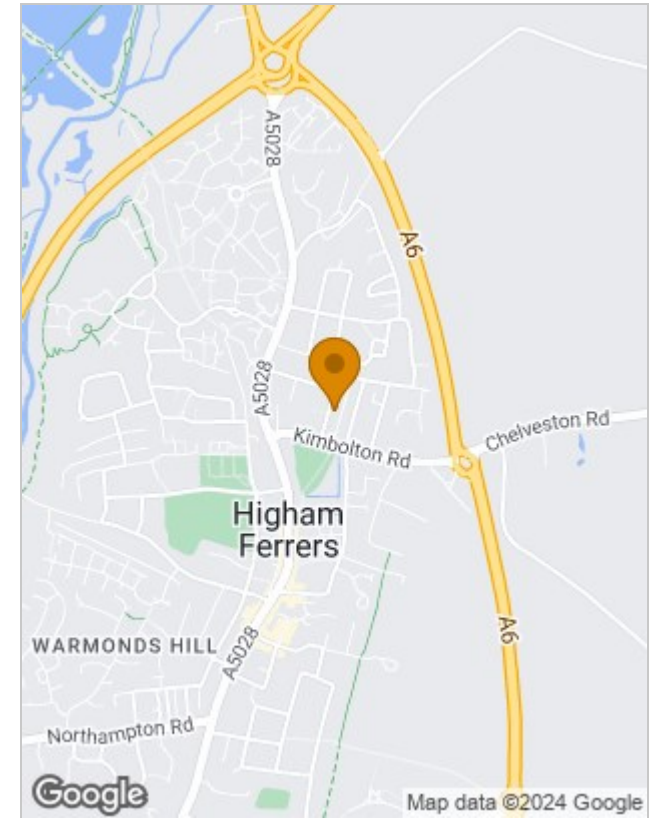
## Viewing

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

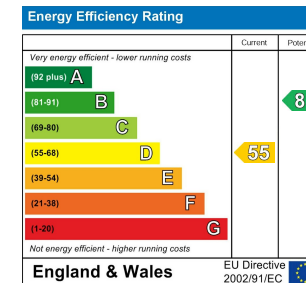
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

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## Location Map



## Energy Performance Graph



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

**Tenure: Freehold**