

CHARLES ORLEBAR

Estate Agents & Auctioneers



5 Roland Way, Higham Ferrers, NN10 8EQ

Offers In Excess Of £240,000





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5 Roland Way

Higham Ferrers, NN10 8EQ

- No chain
- Potential for offroad parking
- Close proximity to countryside walks
- Quiet location
- Potential to become 3 bedrooms
- Large garden
- Scope to extend (stp)
- Mains drainage & gas central heating

Charles Orlebar presents - Located in this very popular street, within walking distance of all the independent shop in the centre of Higham Ferrers. This well presented home offers an open plan kitchen dining space overlooking the larger than average garden. There is a separate sitting room to the front of the property and two double bedrooms and a family bathroom upstairs with a walk in wardrobe as well. This is a also home with potential to extend subject to the normal permissions - both neighbouring properties have had single storey extensions.

For dog walkers, there are beautiful walks on the doorstep to the very pretty wharf with woodland and river and lake frontage, and the walk across the bridge to Rushden Lakes is around 30 minutes long and is a very scenic riverside walk for most of the way.

For local schools, there are Higham Ferrers Primary and Junior schools within just a few minutes walk, and the secondary school is the Ferrers School. Road links are excellent with the A45 and A6 leading onto the A14 and M1/M6 and A1. The nearest train station is Wellingborough (approx 15 minutes drive) where trains to London are approximately 52 minutes.

To find out more, take a look round with our video tour and call the number above to book your viewing.



Porch

Hall

Kitchen/Diner 8'11" x 18'1" (2.73m x 5.52m)

Living Room 14'4" x 12'0" (4.37m x 3.66m)

Landing

Bedroom 1 13'7" x 11'7" (4.15m x 3.53m)

Bedroom 2 10'4" x 10'8" (3.16m x 3.25m)

Walk in Wardrobe

Bathroom



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	85
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

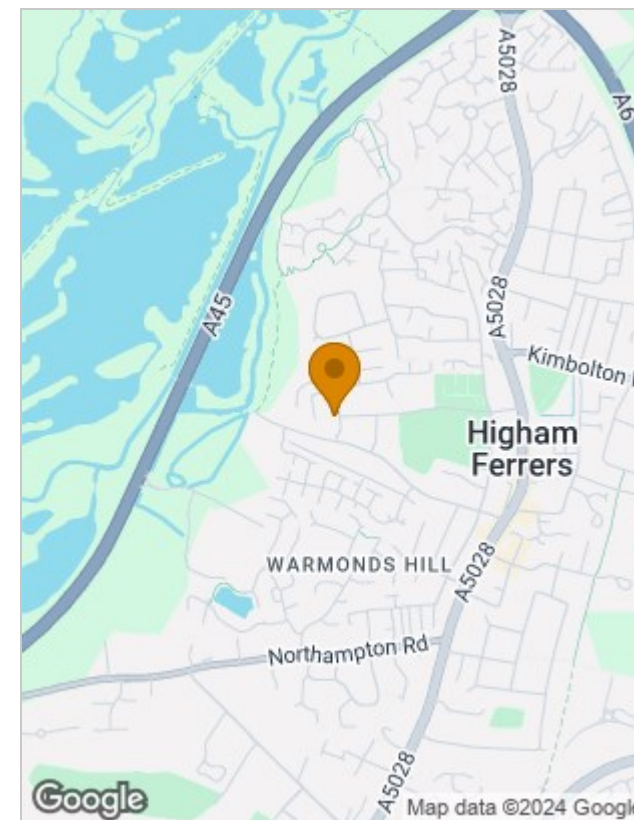




Floor Plans



Location Map



Council Tax Band: B
North Northants

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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