

CHARLES ORLEBAR

Estate Agents & Auctioneers



94 Wharf Road, Higham Ferrers, NN10 8BH

£310,000



3



1



2





£310,000

94 Wharf Road

Higham Ferrers, NN10 8BH

- 3 Bedrooms
- Garage
- Sought after location
- Private garden
- Offroad Parking
- 4th bedroom/office
- Walking distance to countryside
- Mains drainage and gas central heating

Nestled at the end of Wharf Road in Higham Ferrers, this end terrace house offers a delightful blend of character and potential. Boasting two reception rooms, three cosy bedrooms, a bright bathroom and 4th bedroom/office this property is perfect for a family looking to settle in a sought-after location.

With 954 sq ft of space, this older property exudes a warm and welcoming atmosphere. The convenience of offroad parking, including driveway and a garage, ensures that you'll never have to worry about finding a spot for your car after a long day.

Situated within walking distance to picturesque countryside walks, tranquil rivers, reputable schools, quaint shops, and inviting restaurants, this home truly offers the best of both worlds - a peaceful retreat with modern amenities at your fingertips.

The vaulted kitchen dining room, complete with skylights, is a highlight of this property, providing a bright and airy space for family meals and entertaining guests. Additionally, the potential for further improvement or extension, subject to permissions, allows you to tailor this house to suit your needs and preferences.

Don't miss out on the opportunity to make this charming property your own and create a lifetime of memories in this idyllic setting.



Hall

Office/bedroom 4 8'1" x 6'2" (2.46m x 1.88m)

Living Room 21'11" x 11'6" (6.68m x 3.50m)

Kitchen/Dining Room 11'9" x 16'1" (3.57m x 4.91m)

Landing

Bedroom 1 10'2" x 10'2" (3.11m x 3.11m)

Bedroom 2 11'5" x 9'11" (3.49m x 3.02m)

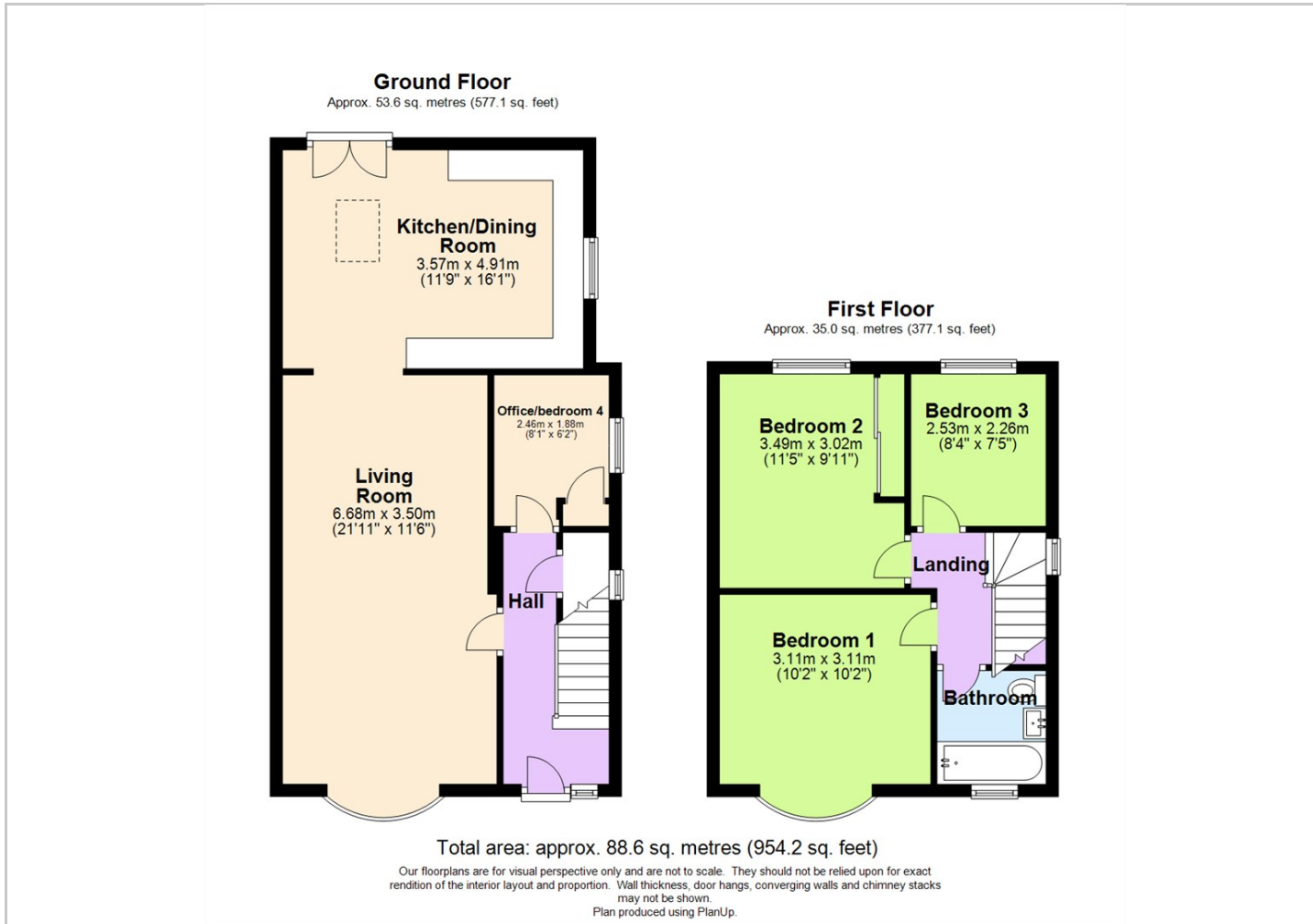
Bedroom 3 8'4" x 7'5" (2.53m x 2.26m)

Bathroom





Floor Plans



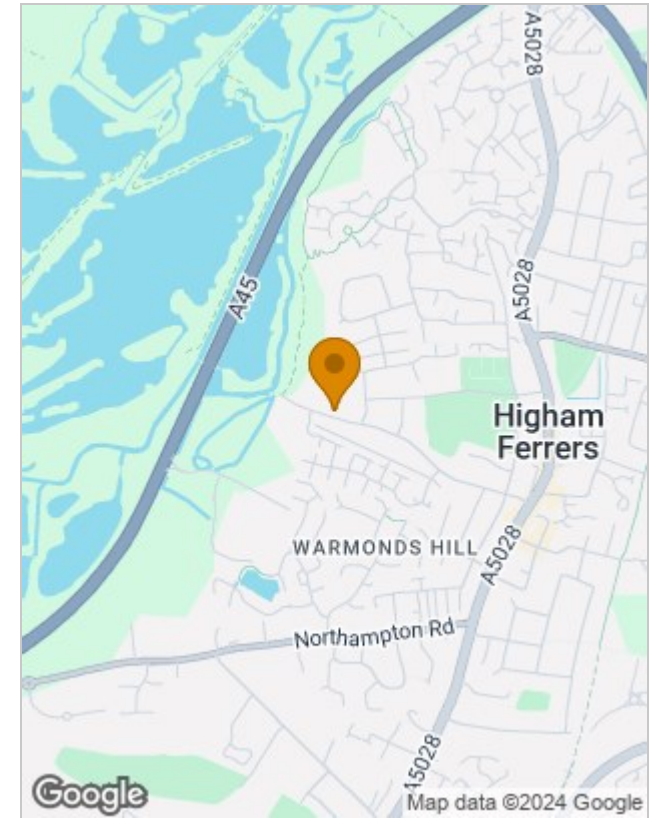
Viewing

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

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			
England & Wales	EU Directive 2002/91/EC		

Council Tax Band: B
North Northants

Tenure: Freehold