

14 Cedar Way, Higham Ferrers, Northamptonshire, NN10 8ES



£285,000 Freehold

Situated in a very pleasant residential area of Higham Ferrers and offered for sale with no onward chain is this modernised detached bungalow sitting on a good size corner plot, with garage and parking to the rear. The walkway / front outlook of the property is very pleasant indeed, with most of the neighbouring bungalows having open plan front gardens, giving the location an open and airy feel. There is vehicular access via Oaks Drive to the detached garage to the rear of the property. Viewing advised.

Location

Cedar Way is situated between the two roads known as Oaks Drive. To access the front of the property this is by foot, via a walkway, from either side of Oaks Drive. The rear of the property is accessed by vehicular access off the far part of Oaks Drive. The property can be found as identified by our front 'for sale' boards. The walkway / front of the property is very pleasant indeed, with most of the bungalows having open plan front gardens. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 8629-2087-3002-0700-0392

Accommodation

Hall

Loft access.

Living Room

14'9" x 11'2" (4.49m x 3.40m)

Kitchen

8'8" x 9'7" (2.64m x 2.93m)

Minimum measurement, plus door recess. Modern, wall mounted gas fired Vaillant boiler. Fitted appliances by way of fridge, freezer, dishwasher, electric oven, gas hob and extractor. Plumbing and space for washing machine.

Bedroom 1

12'0" x 11'2" (3.66m x 3.40m)

Bedroom 2

8'3" x 9'9" (2.52m x 2.97m)

Conservatory

9'7" x 8'11" (2.92m x 2.73m)

Of brick and PVC double glazed construction. Power and light connected. Radiator.

Shower Room / WC

Outside

Front

Corner plot. Main lawn area. Gates to front, side and rear.

Rear Garden

Summerhouse. Shed. Patio area. Lawn area.

Garage and Driveway Parking

A single garage, with driveway to the fore, to the rear of the property, accessed off Oaks Drive. Parking for 1-2 vehicles to the fore of the garage. Large gated access.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

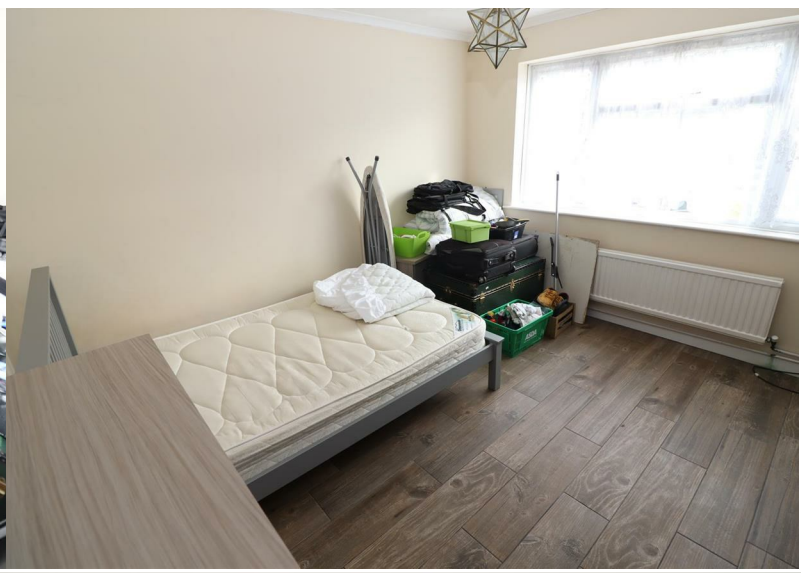
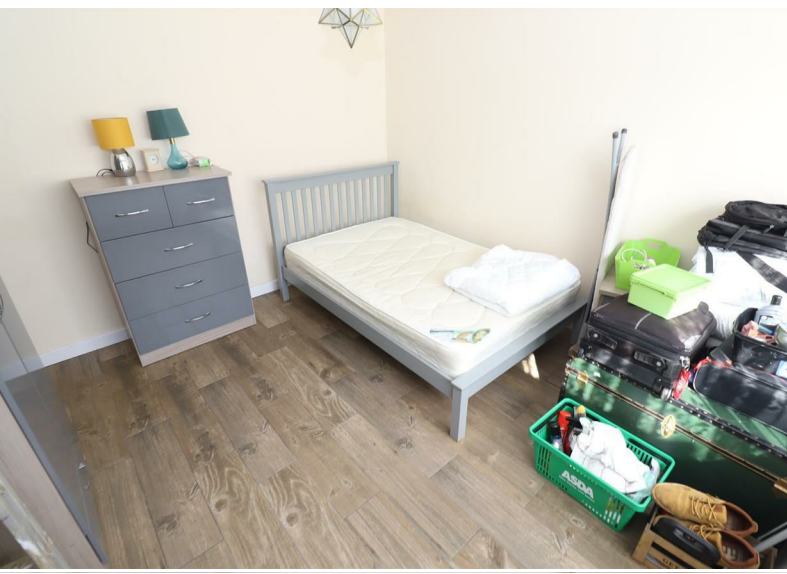
Ground Floor

Approx. 61.4 sq. metres (660.5 sq. feet)



Total area: approx. 61.4 sq. metres (660.5 sq. feet)











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