



**21 Vine Hill Drive, Higham Ferrers
Northamptonshire NN10 8EF
£235,000 Freehold**

We are delighted to offer with no upward chain, this extended semi detached bungalow situated within immediate walking distance of the Town Centre and Higham Recreational Ground. The property benefits from a modern wet room style shower room, PVC double glazing, gas radiator central heating, and a low maintenance rear garden with large double gates, which allows access for vehicular access. In addition, there are two bedrooms, a well kept kitchen, utility hall, conservatory and lounge.

- Offered with no upward chain
- Two bedrooms
- Modern wet room style shower room
- Energy Efficiency Rating - D63
- Walking distance to Higham Recreational Ground and Town Centre
- Lounge
- Off road parking within rear garden
- Extended semi detached bungalow
- Kitchen, utility hall & conservatory
- Low maintenance rear garden



Location

Vine Hill Drive is accessed off of College Street. Upon turning into Vine Hill Drive, the property can be found on the right hand side, close to the turning into Bryant Way. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

B

Energy Rating

Energy Efficiency Rating - D63

Certificate number - 0097-3034-9202-9134-5200

Accommodation

Accommodation

Ground Floor

Hall

Lounge 14'6" x 10'9" (4.42m x 3.27m)

Maximum measurement, plus recess.
Feature fireplace.

Kitchen 8'2" x 8'2" (2.50m x 2.48m)

Well kept and cared for kitchen, offering a range of base, wall and drawer units.
Space for freestanding cooker.
Built in extractor hood.

Utility Hall 7'1" x 5'7" (2.16m x 1.70m)

Wall mounted gas fired combination boiler, installed in November 2023.
Space for tall fridge/freezer.

Conservatory 8'2" x 10'0" (2.50m x 3.06m)

Maximum measurement.

Bedroom 1 12'4" x 10'11" (3.76m x 3.33m)

Maximum measurement, plus built in wardrobes.

Bedroom 2 7'11" x 8'6" (2.42m x 2.58m)

Minimum measurement, plus bay window.

Shower Room/ wc

Modernised wet room style shower room. With full tiled surrounds and a fully tiled floor with drain, providing a wet room facility. Wall mounted floating wash hand basin. Low flush wc. Wall mounted shower.

Outside

Front

Small walled frontage with a feature hedgerow, providing privacy to the front rooms of the bungalow. There is also a shared access between 21 and 23 Vine Hill Drive that provides vehicular access to the rear gardens of both 21 and 23.

Rear Garden

Low maintenance and fully enclosed rear garden, benefitting from a large hardstanding area that could be used for parking, with a further gravel and hardstanding area.

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.

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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.

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.

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).

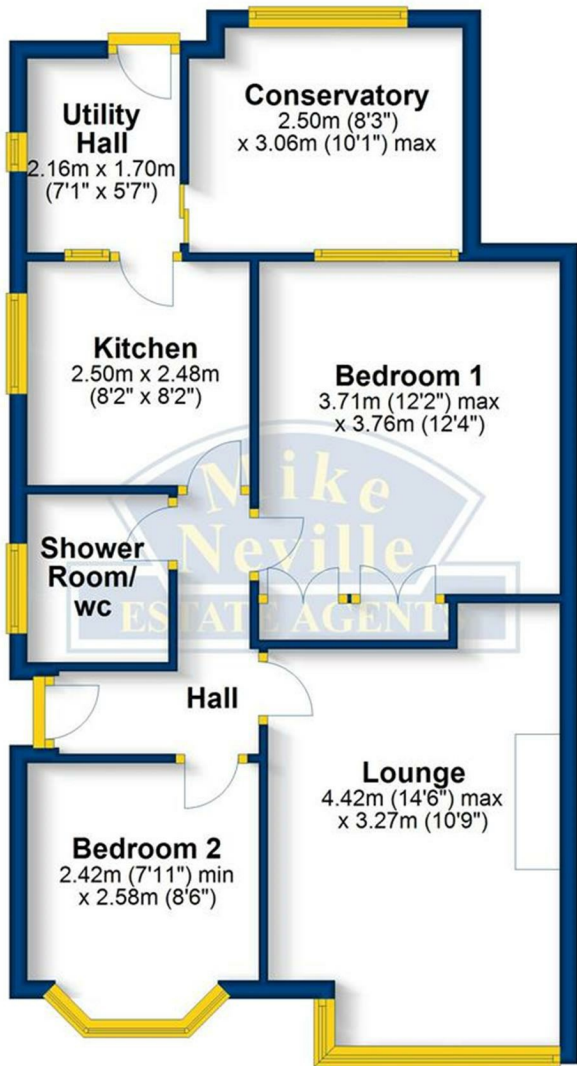






Ground Floor

Approx. 62.7 sq. metres (675.1 sq. feet)



Total area: approx. 62.7 sq. metres (675.1 sq. feet)



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Cooper Beard Estate Agency (Rushden) Ltd
Registered in England no: 04144174 at 3 Goldington Road, Bedford MK40 3JY