

67 Patenall Way, Higham Ferrers, Northamptonshire, NN10 8PL



£299,950 Freehold

Offered to the open market for sale is this spacious 3 storey town home, situated in an end, corner, double width plot, adjacent natural greenery, in the popular market town of Higham Ferrers, just off School Lane, within close walking distance of Henry Chichele Primary School. With a lovely rear garden, off road parking, garage and being in modern order throughout, this home is certainly worthy of an early viewing. Pleasant walks on your doorstep through to both Rushden Lakes and Stanwick Lakes. Good road links to the A6, A6 bypass, A45 and A14 also.

Location

The property is at the very end of Patenall Way, in and end, corner plot. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - C75

Certificate number - 1021-0139-0166-9006-0493

Accommodation

Accommodation

Ground Floor

Hall

Ground Floor Cloakroom / WC

Kitchen

11'10" x 8'5" (3.60m x 2.57m)

Wall mounted gas fired boiler. Space and plumbing for washing machine and dishwasher. Space for large fridge/freezer. Fitted electric double oven. Gas hob. Extractor hood.

Living Room

14'10" x 16'2" (4.52m x 4.92m)

Maximum measurement, plus under stairs cupboard.

First Floor

Landing

Bedroom 2

7'8" x 16'2" (2.33m x 4.94m)

Minimum measurement, plus recess, plus built in wardrobes.

Bedroom 3

11'11" x 8'6" (3.62m x 2.60m)

Bathroom / WC

Airing cupboard housing hot water cylinder.

Second Floor

Master Bedroom

12'0" x 16'2" (3.65m x 4.94m)

Minimum measurement, including stairs, plus recess, plus built-in / walk-in wardrobes. Loft access.

En-suite Shower Room / WC

Outside

Front

Area of front garden. Steps and path to front door.

Off-Road Parking

For several vehicles, to the fore and side of the property.

Garage

Maximum internal measurement. Up and over door to front. Door to rear. Power and light connected. Roof storage.

Rear Garden

A lovely rear garden, being double width, and fully landscaped. Providing privacy, being side on to natural greenery.

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

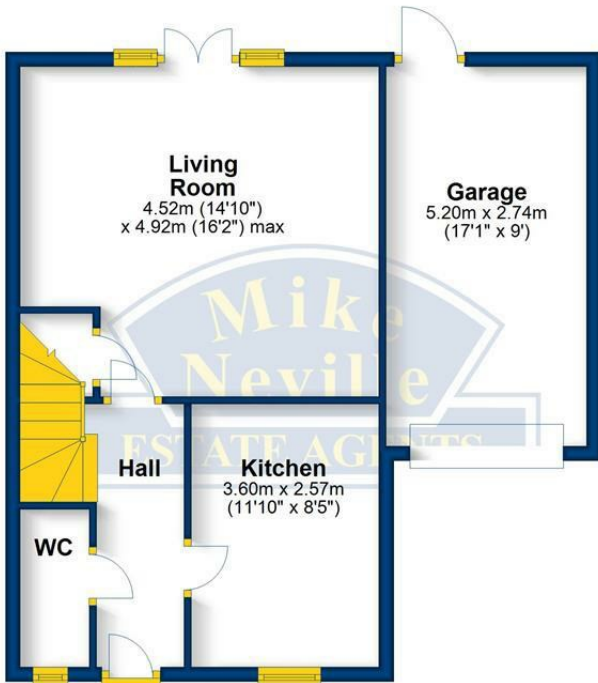
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

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.

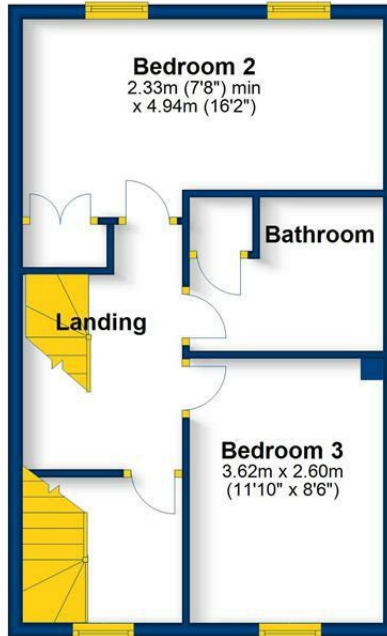
Ground Floor

Main area: approx. 40.4 sq. metres (434.9 sq. feet)
Plus garage, approx. 14.2 sq. metres (153.3 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Second Floor

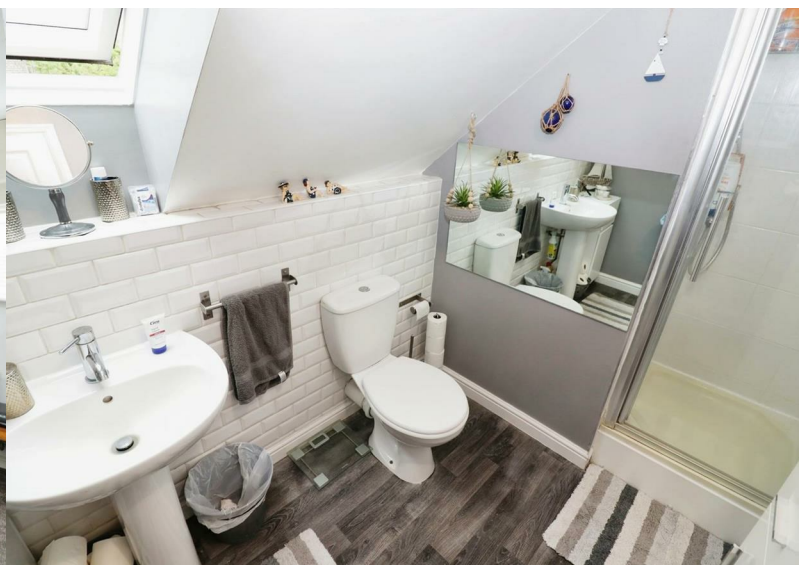
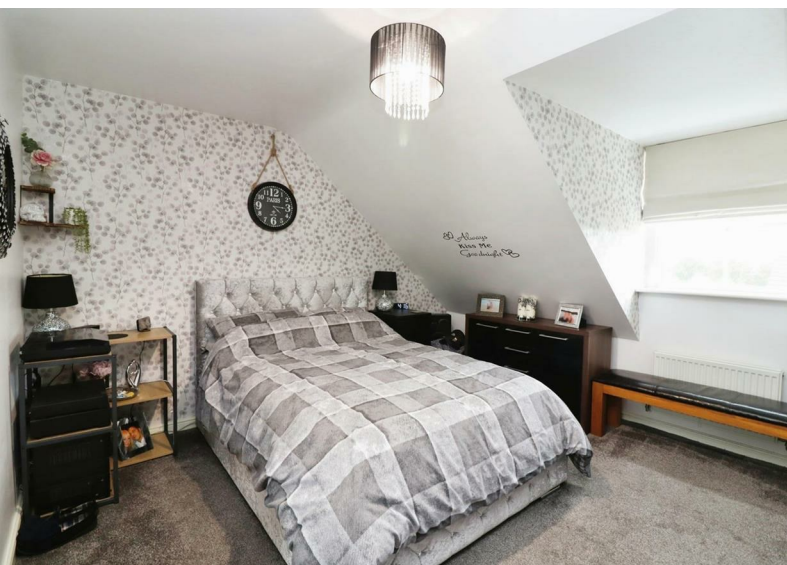
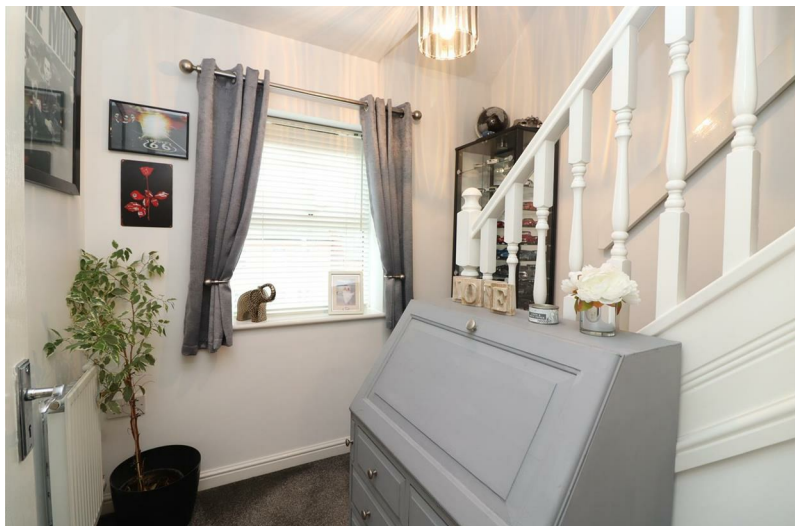
Approx. 21.4 sq. metres (230.4 sq. feet)



Main area: Approx. 102.4 sq. metres (1102.3 sq. feet)
Plus garage, approx. 14.2 sq. metres (153.3 sq. feet)











Property Agency Offices: Bedford • Hitchin
Rushden • Woburn
Auction Rooms: Banbury • Woburn

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