



**16 Newman Street, Higham Ferrers
Northamptonshire NN10 8JP
£235,000 Freehold**

Situated in the sought after market town of Higham Ferrers is this very appealing and well presented family home, boasting three bedrooms, first floor modern bathroom, lounge, modern kitchen/diner and a very large, fully enclosed rear garden. The property would make an ideal first time purchase, family home or buy to let investment and is well placed for access onto the A6, A45 and not far from the Rushden Lakes Development. Immediate viewing advised.

- Established Residential Area
- All Local Amenities Within Walking Distance
- Close Links to A6 & A45
- Ideal First Time Purchase
- Three Bedrooms
- First Floor Modern Bathroom / WC
- Lounge
- Kitchen / Dining Room
- Very Large Rear Garden
- Energy Efficiency Rating - C69



N.B

Our vendor clients are selling to purchase a new build home. The plot they are purchasing is build ready in December 2025. Any prospective purchasers must be aware of these timeframes.

Location

Newman Street can be found off Kings Avenue. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - C69

Certificate number - 9258-9054-6256-8426-0980

Council Tax Band

A

Accommodation

Ground Floor

Hall

Lounge 13'11" x 13'2" (4.23m x 4.01m)

Maximum measurement. Multi-fuel burner.

Kitchen / Dining Room 8'11" x 16'1" (2.71m x 4.89m)

Plus under stairs cupboard. Wall mounted gas fired Baxi boiler. Gas cooker point. Plumbing for washing machine. Dishwasher. Microwave.

First Floor

Landing

Loft access.

Bedroom 1 11'10" x 10'1" (3.61m x 3.07m)

Maximum measurement.

Bedroom 2 11'4" x 8'6" (3.45m x 2.59m)

Maximum measurement.

Bedroom 3 8'1" x 9'1" (2.47m x 2.77m)

Bathroom / WC

Airing cupboard housing hot water cylinder. Bathroom suite re-fitted in 2018.

Outside

Front

Front forecourt. Side gated access to rear.

Rear Garden

A very long rear garden, split in to two main areas. The first area is more of a formal garden, with large patio/entertaining area and main lawn area. There is a good size shed also. There is then a gate leading to the second main of rear garden. This second area is not as fully enclosed as the first, but could be, and it is just laid to lawn.

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

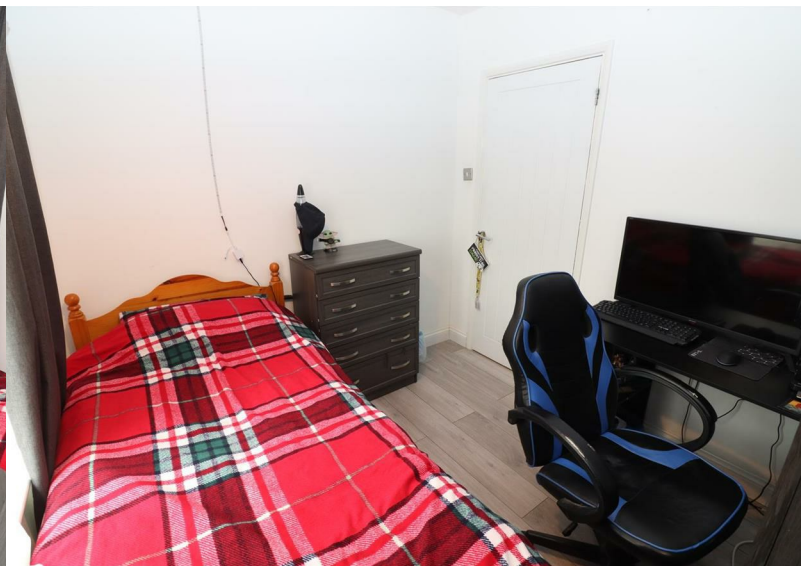
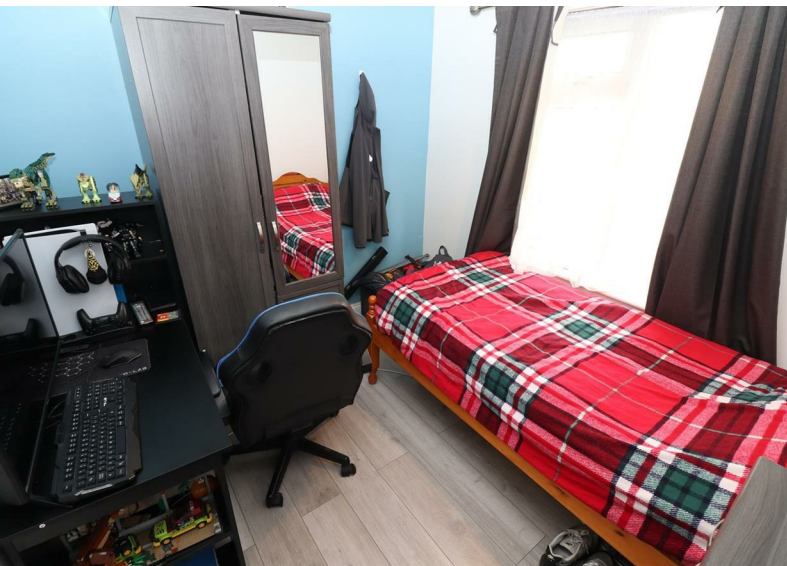
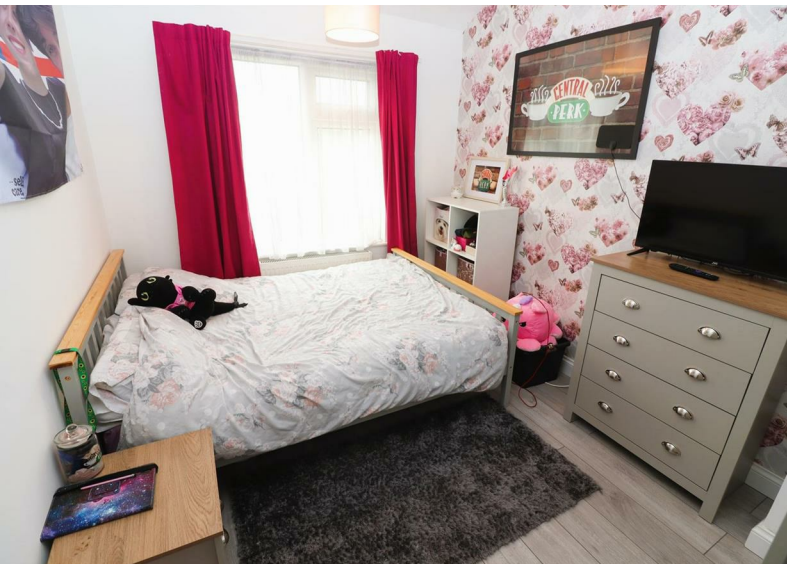
Money Laundering Regulations 2017

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).

Disclaimer

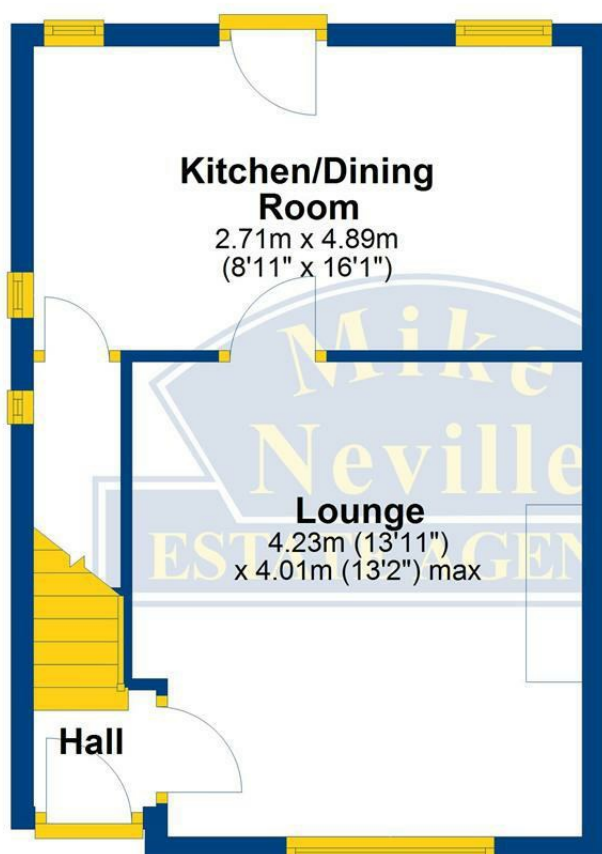
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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





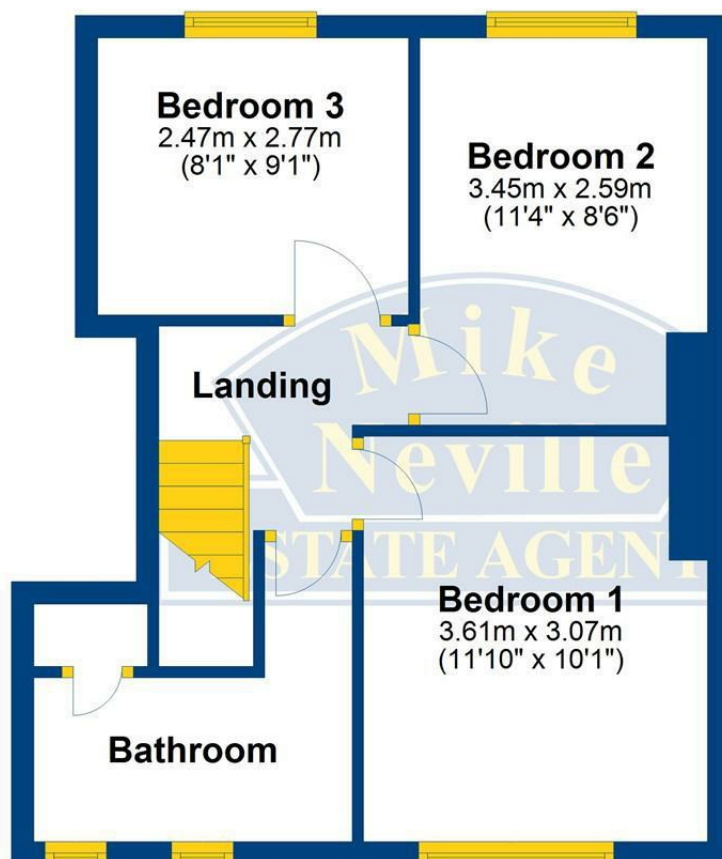
Ground Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.4 sq. feet)



Total area: approx. 72.9 sq. metres (784.5 sq. feet)