



**14 College Street, Higham Ferrers  
Northamptonshire NN10 8DZ  
Price £275,000 Freehold**

**\*NO ONWARD CHAIN\*** Grab yourself a piece of history with this Grade II listed, outstanding and deceptively spacious mid 18th century cottage situated in heart of the beautiful Market Town of Higham Ferrers. Presented in good order throughout and with original features around every corner, this home will truly impress upon viewing. Externally, there is a rear garden with a barn and a summerhouse. This picture postcard property could be yours - contact our office today to find out more.

- No Onward Chain
- Grade II Listed
- Rear garden with a barn and summerhouse
- Energy Efficiency Rating - Exempt
- Outstanding and deceptively spacious mid 18th century home
- Period features throughout
- Presented in good order throughout
- Situated in heart of the beautiful Market Town of Higham Ferrers
- Two double bedrooms
- Council Tax Band - B





## Location

Opposite the Historic Chichele College. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

B

## Energy Rating

This property is EXEMPT from an Energy Certificate due to the property being Grade 2 Listed.

## N.B

We understand from our vendor client:

The property was constructed around 1750.

The property is Grade 2 listed and therefore exempt from an energy performance certificate.

The property is in a conservation area.

There is no form of allocated parking owned with the property but you can potentially / possibly rent a parking space next to Chichele College, off the little road way access next to it, opposite / just down from this property.

## Accommodation

### Ground Floor

#### Porch

#### Hall

Cloaks cupboard.

#### Lounge / Dining Room 18'7" x 15'10" (5.68m x 4.85m)

Split in to two areas by a partial dividing wall. Inglenook fireplace. Cloaks cupboard.

#### Ground Floor Bathroom / WC 7'8" x 5'10" (2.36m x 1.78m)

#### Kitchen / Breakfast Room 11'8" x 10'7" (3.57m x 3.25m)

Modern wall mounted gas fired Glow Worm boiler, situated in cupboard. Oven. Gas hob. Space and plumbing for washing machine. Space for tall fridge/freezer. Fitted slimline dishwasher.

### First Floor

#### Landing

#### Bedroom 1 13'10" x 9'1" (4.22m x 2.78m)

#### Bedroom 2 11'1" x 8'5" (3.38m x 2.57m)

Plus wardrobe recess.

### Outside

#### Rear Garden

Fully enclosed and providing privacy.

#### Barn 9'3" x 6'1" (2.84m x 1.87m)

### Summerhouse

### 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](http://www.mike-neville.co.uk/privacy)

### 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

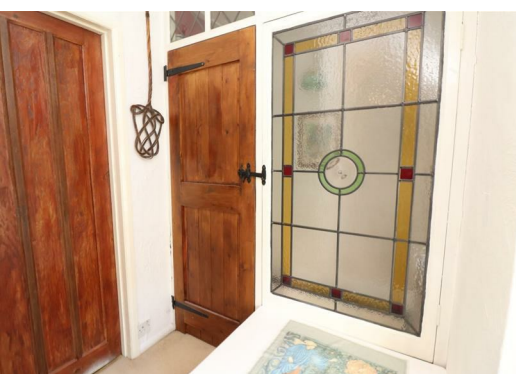
Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### 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).



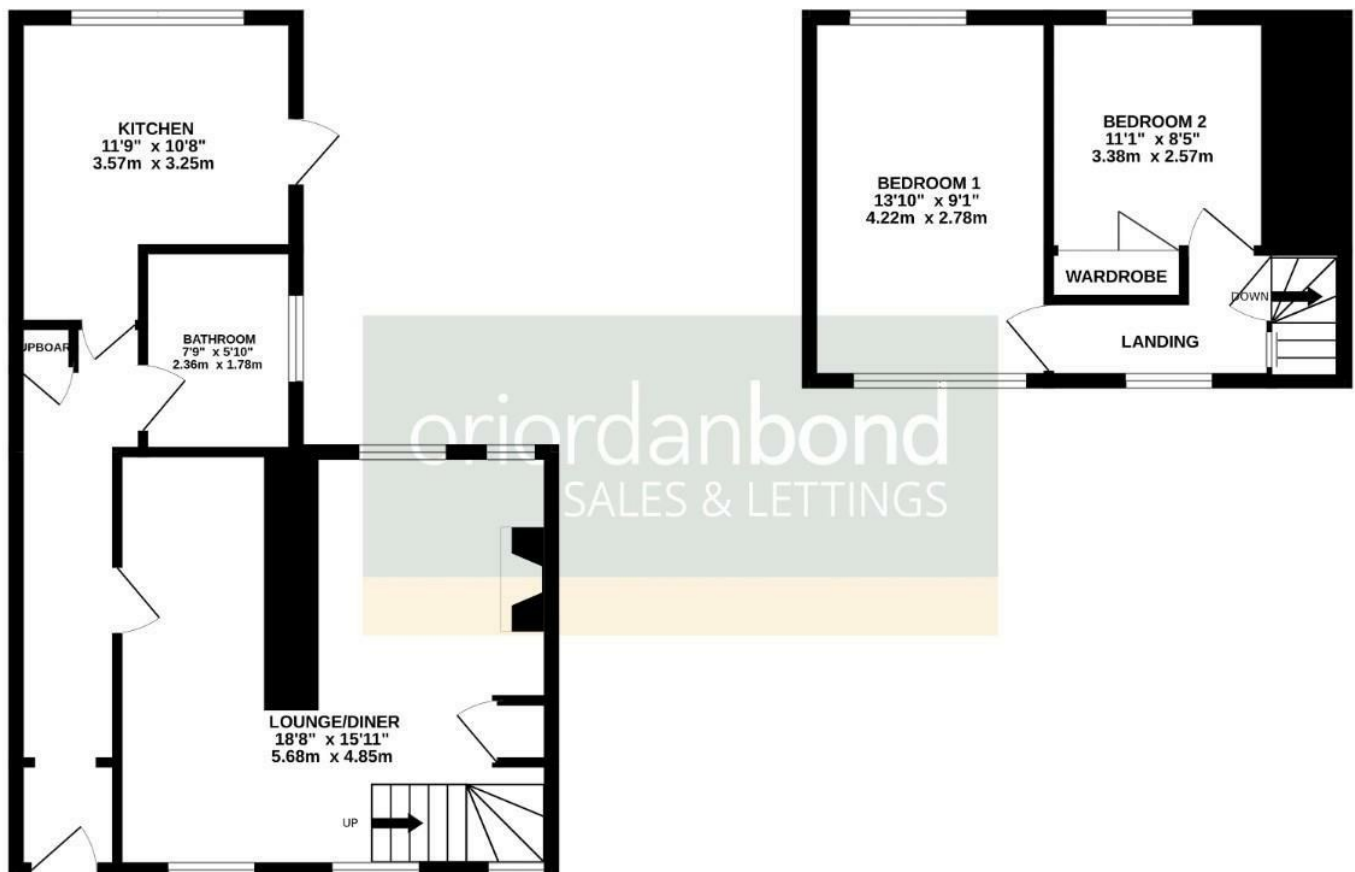






GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.

1ST FLOOR  
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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