

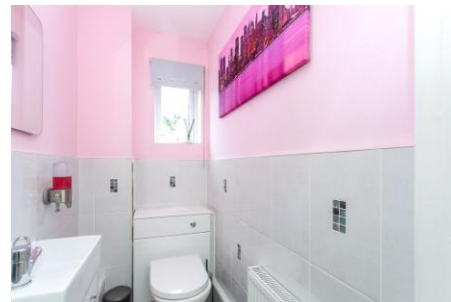
Chamberlain Way Higham Ferrers

richard james

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Total area: approx. 108.1 sq. metres (1163.2 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Chamberlain Way Higham Ferrers NN10 8HH Freehold Price £340,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
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Rushden Office
74 High Street Rushden
Northants NN10 0PQ
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Situated in a cul-de-sac and just a stone's throw away from the historic market square of Higham Ferrers is this modern four bedroomed detached house which features separate reception rooms, two bathrooms and a single garage. Further benefits include off road parking, an enclosed rear garden, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge/dining room, family room, kitchen/breakfast room, four bedrooms with ensuite to the master, family bathroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Entrance Hall

Stairs rising to first floor landing, under stairs cupboard, radiator, coving to ceiling, doors to:

Family Room

10' 9" x 9' 0" (3.28m x 2.74m)
Box bay window to side aspect, radiator, coving to ceiling.

Lounge/Dining Room

19' 6" x 12' 7" max (5.94m x 3.84m)
Patio doors to rear aspect, coving to ceiling, radiator, gas fireplace.

Cloakroom

Comprising low flush W.C., vanity sink unit, radiator, spotlights, tiled splash backs, tiled floor, window to side aspect.

Kitchen/Breakfast Room

13' 9" x 9' 5" (4.19m x 2.87m) (This measurement includes area occupied by kitchen units)
Comprising one and a half bowl ceramic single drainer sink unit with cupboard under, a range of base and eye level units providing work surfaces, concealed wall mounted gas boiler serving domestic central heating and hot water systems, range cooker, extractor hood, space for fridge/freezer, built-in dishwasher, built-in fridge, built-in washing machine, breakfast bar, tiled splash backs, tiled floor, spotlights, coving to ceiling, window to rear aspect, door to side aspect, radiator.

First Floor Landing

Window to both side aspects, radiator, loft access, coving to ceiling, airing cupboard housing hot water cylinder, doors to:

Master Bedroom

12' 0" x 11' 0" (3.66m x 3.35m)
Window to rear aspect, radiator, coving to ceiling, door to:



Ensuite Shower Room

Comprising low flush W.C., vanity sink unit, shower cubicle, radiator, extractor fan, tiled splash backs, window to side aspect.

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m)
Box bay window to side aspect, radiator, coving to ceiling.

Bedroom Three

11' 1" x 8' 9" (3.38m x 2.67m)
Window to rear aspect, radiator, coving to ceiling.

Bedroom Four

7' 6" x 7' 1" (2.29m x 2.16m)
Window to side aspect, radiator, coving to ceiling.

Family Bathroom

Comprising low flush W.C., vanity sink unit, panelled bath with shower over, window to side aspect, radiator, extractor, spotlights, fully tiled walls, tiled floor.

Outside

Front - Pebbled area with shrub border offering additional parking, outside lights, block paved driveway leading to:

Garage - Electric roller door, power and light connected, personal door to rear garden. (Please note the garage is separated in to two parts by a stud wall).

Rear - Mostly laid to lawn, small patio area, large tree (which we understand is protected by a tree preservation order), enclosed by wooden fencing with pedestrian gated access.

Material Information

The property tenure is Freehold.

Energy Performance Rating

This property has an energy rating of C. The full Energy Performance Certificate is available upon request.



Council Tax

We understand the council tax is band D (£2,187 per annum. Charges for 2023/24).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.



General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

