

Roman Way Higham Ferrers

richard james

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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.

Roman Way Higham Ferrers NN10 8NS
Freehold Price £425,000

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
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Are you searching for a modern four bedrooed family home with a stunning kitchen and double garage? This might just be the one for you! Situated in a small cul-de-sac of just four properties this home also features separate reception rooms, an ensuite shower room to the master bedroom and built-in wardrobes to three of the four bedrooms. The property is also just a short walk away from the popular Henry Chichele school and is near to both the Rushden Lakes shopping and leisure complex and Stanwick Lakes country park. Further benefits include a refitted utility room, double width driveway providing off road parking, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, cloakroom, lounge, kitchen/dining room, utility room, study, four bedrooms with ensuite to the master, family bathroom, gardens to front and rear, double garage and driveway.

Enter via front door to:

Entrance Hall

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

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, window to side aspect.

Lounge

18' 6" x 13' 1" (5.64m x 3.99m)
Bay window to front aspect, two radiators, coving to ceiling, double doors to:

Kitchen/Dining Room

26' 9" x 9' 8" (8.15m x 2.95m)
Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel 'Bosch' oven, integral 'Bosch' combination microwave, stainless steel five ring gas hob, extractor hood, integral dishwasher, built-in fridge and freezer, window and bi-fold doors to rear aspect, radiator, door to:

Utility Room

6' 9" x 4' 9" (2.06m x 1.45m) (This measurement includes area occupied by kitchen units)
Refitted to comprise stainless steel sink unit with cupboard under, a range of eye level and base units providing work surface, plumbing for washing machine, space for tumble dryer, tiled splash backs, door to side aspect, radiator, wall mounted gas boiler serving domestic central heating and hot water systems.

Study

7' 6" x 6' 9" (2.29m x 2.06m)
Oriel window to front aspect, radiator.

First Floor Landing

Radiator, airing cupboard housing hot water cylinder, loft access, doors to:

Master Bedroom

13' 3" x 11' 11" (4.04m x 3.63m)
Window to front aspect, radiator, two double built-in wardrobes, door to:

Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, double shower cubicle, half height tiling, shaver point, window to side aspect, radiator.

Bedroom Two

14' 3" x 9' 5" (4.34m x 2.87m)
Window to front aspect, radiator, built-in double wardrobe.

Bedroom Three

10' 4" x 9' 6" (3.15m x 2.9m)
Window to rear aspect, radiator.

Bedroom Four

8' 11" max x 7' 6" max (2.72m x 2.29m)
Window to rear aspect, radiator, built-in wardrobe.

Family Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower attachment, half height tiling, radiator, window to rear aspect, spotlights, extractor.

Outside

Front - Lawn with border laid with plum slate chippings, driveway providing off road parking, leading to:

Double Garage - Two up and over doors, power and light connected, personal door to garden.

Rear - Patio area, mostly lawn, outside tap, enclosed by wooden fencing with gated rear pedestrian access.

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 E (£2,803 per annum. Charges for 2024/25).

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. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

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.

