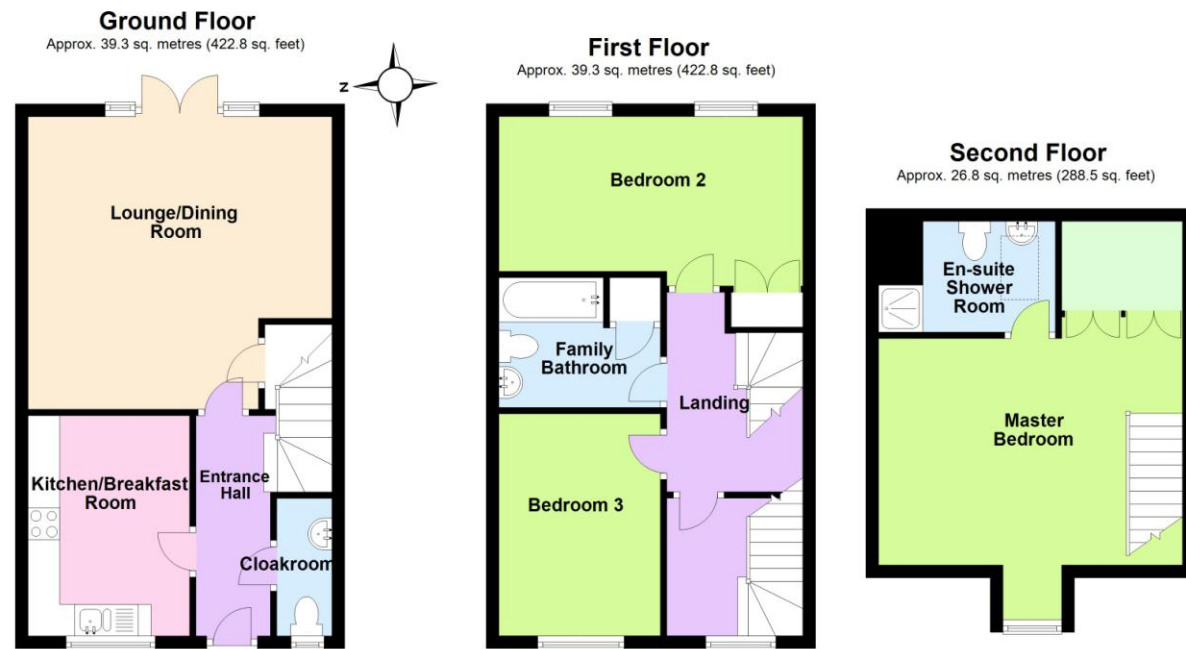


# Patenall Way Higham Ferrers

richard james

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Total area: approx. 105.4 sq. metres (1134.2 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.

Patenall Way Higham Ferrers NN10 8PL  
Freehold Price £275,000

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 looking for a three bed roomed townhouse with off road parking in the market town of Higham Ferrers? Situated near good schooling this property features an impressive 15ft master bedroom with built-in wardrobes and ensuite shower room. Further benefits include stainless steel built-in kitchen appliances, a low maintenance rear garden, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, two bedrooms and family bathroom to the first floor, master bedroom and ensuite shower room to the second floor, gardens to front and rear and a driveway.**

Enter via front door to:

#### Entrance Hall

Stairs rising to first floor landing, doors to:

#### Cloakroom

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

#### Kitchen

11' 5" x 8' 4" (3.48m x 2.54m) (This measurement includes area occupied by kitchen units)

Comprising 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 double oven, gas hob, extractor hood, tiled splash backs, radiator, concealed wall mounted gas boiler serving domestic central heating and hot water systems.

#### Lounge/Dining Room

16' 1" max x 15' 2" max (4.9m x 4.62m)

French doors to rear aspect, two windows to rear aspect, two radiators, under stairs storage cupboard.

#### First Floor Landing

Window to front aspect, stairs to second floor, doors to:

#### Bedroom Two

16' 1" x 7' 11" (4.9m x 2.41m)

Two windows to rear aspect, two radiators, built-in double wardrobe.

#### Bedroom Three

11' 6" x 8' 5" (3.51m x 2.57m)

Window to front aspect, radiator, coving to ceiling.

#### Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, radiator, airing cupboard housing hot water cylinder.

#### Master Bedroom

16' 1" max x 11' 11" max (4.9m x 3.63m)

Window to front aspect, radiator, a range of built-in wardrobes, door to:

#### Ensuite Shower Room

Comprising low flush W.C., pedestal wash hand basin, shower cubicle, tiled splash backs, skylight to rear aspect, radiator.

#### Outside

Front - Lawned with borders stocked with bushes, steps with metal hand rail leading to the front door.

Rear - Of low maintenance design comprising steps up to artificial lawn, outside tap, enclosed by wooden fencing, gated rear pedestrian access leading to off road parking for one car.

#### 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 C (£2,038 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](http://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.**

