

Blackberry Close Higham Ferrers

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Total area: approx. 71.6 sq. metres (770.5 sq. feet)



Blackberry Close Higham Ferrers NN10 8FJ

Freehold Price 'Offers in excess of' £250,000

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 surveyors 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 three bedroomed house with off road parking for two cars that is just a short walk from the historic market square and local amenities? Then you'll need to view this one! Situated in a cul-de-sac just off Wharf Road, this semi-detached property would make an ideal first time purchase and features an ensuite shower room, enclosed rear garden, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, inner hallway, cloakroom, kitchen/dining room, three bedrooms, ensuite shower room, family bathroom, rear garden and a driveway. Just a 15 minute walk to Rushden lakes, plus waterside walks along the Nene to Stanwick Lakes

Enter via front door to:

**Entrance Hall**

Stairs rising to first floor landing, radiator, door to:

**Lounge**

12' 11" x 11' 7" max (3.94m x 3.53m)

Window to front aspect, radiator, door to:

**Inner Hallway**

Radiator, doors to:

**Cloakroom**

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, radiator, extractor.

**Kitchen/Dining Room**

14' 10" x 9' 2" (4.52m x 2.79m) (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 oven, gas hob, extractor hood, plumbing for washing machine, integral dishwasher, window and French doors to rear aspect, pantry cupboard, space for fridge/freezer.

**First Floor Landing**

Loft access, airing cupboard housing hot water cylinder, doors to:

**Master Bedroom**

9' 2" x 9' 2" (2.79m x 2.79m)

Window to front aspect, radiator, door to:

**Ensuite Shower Room**

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

**Bedroom Two**

9' 10" x 8' 8" (3m x 2.64m)

Window to rear aspect, radiator.

**Bedroom Three**

9' 10" x 5' 11" (3m x 1.8m)

Window to rear aspect, radiator.

**Outside**

Front - Side by side off road parking for two cars.

Rear - Patio area, mostly lawn, wooden shed, enclosed by wooden fencing and brick walling with gated side pedestrian access.

**Material Information**

The property tenure is Freehold. There is an annual estate management charge of approx. £200.00 for the upkeep of the communal areas which is payable to First Port Property Management.

**Energy Performance Rating**

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

**Council Tax**

We understand the council tax is band C (£2,138 per annum. Charges for 2025/26).

**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.**

