## Wharf Road Higham Ferrers

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Total area: approx. 92.4 sq. metres (995.0 sq. feet)

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







# Wharf Road Higham Ferrers NN10 8BQ Freehold Price £195,000

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

Irthling borough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

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





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 at 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 sdictor 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.

Offered with no chain and situated just a short walk from the historic market square of Higham Ferrers is this three bedroomed mid terraced property which features separate reception rooms, southerly facing rear garden, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, wet room, three bedrooms, W.C., brick store and a rear garden.

Enter via front door to:

## **Porch**

Door to:

Radiator, stairs rising to first floor landing, dado rail, doors to:

**Lounge** 11' 10" x 11' 8" (3.61m x 3.56m)

Window to front aspect, radiator, feature fireplace, coving to ceiling.

## **Dining Room**

12' 10" x 11' 11" (3.91m x 3.63m)

Window to rear aspect, radiator, feature fireplace, coving to ceiling, door to:

### Kitchen

12' 3" x 8' 10" (3.73m x 2.69m) (This measurement includes area occupied by kitchen units)

Comprising 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 oven, gas hob, extractor hood, plumbing for washing machine, space for under counter fridge, tiled splash backs, under stairs storage cupboard, radiator, window and door to side aspect, door to:

## **Wet Room**

Comprising wall mounted wash hand basin, electric shower, radiator, fully tiled walls, window to rear aspect, wall mounted electric heater.

## First Floor Landing

Loft access, built-in cupboard, dado rail, doors to:

Two windows to front aspect, radiator, coving to ceiling.

## **Bedroom Two**

12' 10" x 9' 2" max (3.91m x 2.79m)

Window to rear aspect, radiator, coving to ceiling.

## **Bedroom Three**

7' 2" x 7' 1" (2.18m x 2.16m)

Window to rear aspect, airing cupboard housing wall mounted gas

Comprising low flush W.C., pedestal wash hand basin, window to

border, wooden shed, brick store, enclosed by wooden fencing with gated rear pedestrian access. The garden enjoys a southerly

## **Energy Performance Rating**

## **Council Tax**

We understand the council tax is band A (£1,603 per annum. Charges for 2025/26).

### **Bedroom One**

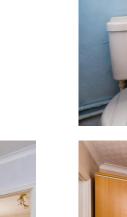
15' 0" x 11' 10" (4.57m x 3.61m)

boiler serving domestic central heating and hot water systems.

side aspect.

Rear - Mostly lawn with wooden decked area, gravelled side facing aspect.

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



**Agents Note** 

Act 2002

are obtained using a wide-angle lens.

until contracts have been exchanged.

will retain a record on file.





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 dients 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.



Please be aware that some photographs used in our particulars

We are able to offer a free quotation for your conveyancing from

a panel of local solicitors or licensed conveyancers.

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

Money Laundering Regulations 2017 & Proceeds of Crime

purchaser will be required to provide official I.D; proof of address,

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

In order to comply with the above Regulations, an intending

evidence of funding and source of deposit clearly showing the





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