

Hachenburg Place Higham Ferrers

richard james

www.richardjames.net



Hachenburg Place Higham Ferrers NN10 8HJ

Freehold Price £350,000

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



Situated in a cul-de-sac and just moments away from the historic market square is this modern four bedroomed detached property with a south facing rear garden and off road parking for three vehicles. Further benefits include a single garage, two bathrooms, separate reception rooms, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge/dining room, family room, kitchen, utility room, cloakroom, 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, coving to ceiling, radiator, doors to:

Lounge/Dining Room

Lounge Area

18' 6" x 9' 8" (5.64m x 2.95m)

Window to front aspect, French doors to rear aspect, feature gas fireplace, radiator, through to:

Dining Area

10' 0" x 8' 5" (3.05m x 2.57m)

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

Kitchen

14' 0" x 8' 5" (4.27m x 2.57m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye and base level units providing work surfaces, freestanding cooker, extractor hood, space for fridge/freezer, tiled splash backs, window to side aspect, space for under counter fridge, coving to ceiling, loft access, door to:

Utility Room

5' 7" x 5' 7" (1.7m x 1.7m) (This measurement includes area occupied by kitchen units)

Refitted to comprise eye and base level units providing work surface, plumbing for washing machine, space for tumble dryer, tiled floor, coving to ceiling, door to side aspect, radiator, wall mounted gas combination boiler serving domestic central heating and hot water systems, door to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, tiled splash backs, tiled floor, window to rear aspect, coving to ceiling.

Family Room

15' 1" x 8' 5" (4.6m x 2.57m)

Windows to front and side aspects, radiator, under stairs storage cupboard, coving to ceiling.

First Floor Landing

Built-in cupboard, window to front aspect, loft access, doors to:

Master Bedroom

12' 4" x 10' 8" (3.76m x 3.25m)

Window to rear aspect, radiator, door to:

Ensuite Shower Room

Comprising vanity sink unit, shower cubicle, half height tiling, window to side aspect, radiator. (Please note: The ensuite originally had a low flush W.C. but this was a personal choice for the owner to remove. The plumbing connection still remains should you wish to reinstate the W.C.)

Bedroom Two

10' 1" x 9' 8" (3.07m x 2.95m)

Window to rear aspect, radiator.

Bedroom Three

7' 5" x 6' 11" (2.26m x 2.11m)

Window to side aspect, radiator.

Bedroom Four

8' 5" x 6' 4" (2.57m x 1.93m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C., vanity sink unit, panelled bath with shower attachment, tiled splash backs, box bay window to front aspect, chrome heated towel rail, radiator.

Outside

Front - Mostly lawn with border stocked with bushes, driveway providing off road parking for two cars plus additional parking space to the front of the property.

Garage - Up and over door, door to rear aspect, power and light connected.

Rear - Patio area with sun awning, lawn with gravelled border, outside tap, enclosed by wooden fencing with side gated pedestrian access. Enjoys a south facing aspect.

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 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. deposit clearly

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

