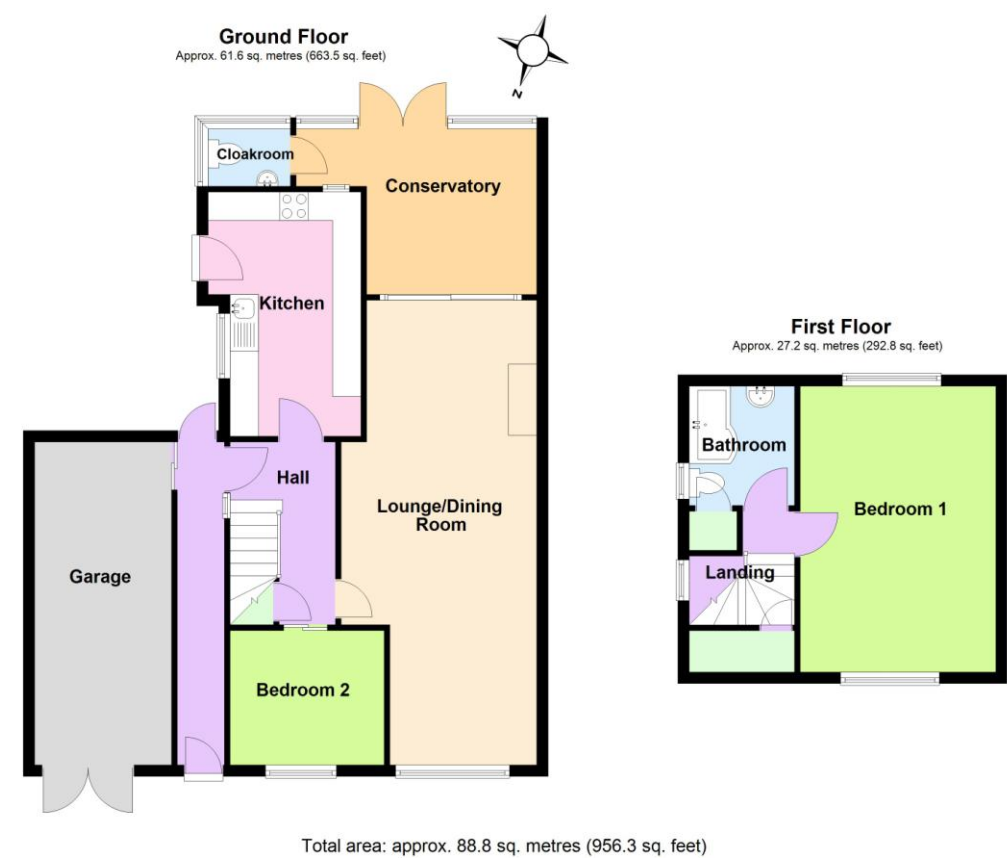


# Meadow View Higham Ferrers

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Meadow View Higham Ferrers NN10 8EN  
Freehold Price 'Offers in excess of' £235,000

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 looking for a dormer bungalow in Higham Ferrers with generous living space and a manageable garden? This two bedroom semi-detached home offers a large open plan lounge/dining area, conservatory, garage, off road parking and a short onward chain. The accommodation briefly comprises side porch, hall, lounge/dining room, conservatory, cloakroom, kitchen, bedroom, to the first floor a bathroom, further bedroom, gardens to front and rear, garage and driveway.

Enter via front door to:

Side lobby

Door to:

Hallway

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

Kitchen

14' 1" x 7' 0" widening to 8' 9" (4.29m x 2.13m) (This measurement includes area occupied by kitchen units)  
Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, ceramic hob, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, windows to rear and side aspects, door to side aspect, chrome heated towel rail.

Lounge/Dining Room

26' 11" x 11' 4" max narrowing to 8' 6" (8.2m x 3.45m)  
Window to front aspect, two radiators, feature electric fireplace, sliding patio doors to:

Conservatory

9' 11" min x 9' 7" (3.02m x 2.92m)  
Of uPVC construction, French doors to rear aspect, door to:

Cloakroom

Comprising low flush W.C., wall mounted wash hand basin, windows to side and rear aspects.

Bedroom Two

8' 11" x 7' 9" (2.72m x 2.36m)  
Radiator, window to front aspect.

First Floor Landing

Built-in cupboard, window to side aspect, doors to:

Bedroom One

16' 6" x 11' 5" (5.03m x 3.48m)  
Windows to front and rear aspects, radiator.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, 'P' shaped bath, tiled splash backs, tiled floor, window to side aspect, airing cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems.

Outside

Front - Mostly gravelled with border stocked with shrubs, enclosed by brick walling, block paved driveway providing off road parking, leading to:

Single Garage - Accessed via double doors.

Rear - Of low maintenance design incorporating border stocked with bushes and shrubs, gravelled area and enclosed by wooden fencing. Enjoys a south facing aspect.

Energy Performance Rating

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

Council Tax

We understand the council tax is band B (£1,871 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.**

