# Dove Close Higham Ferrers

richard james

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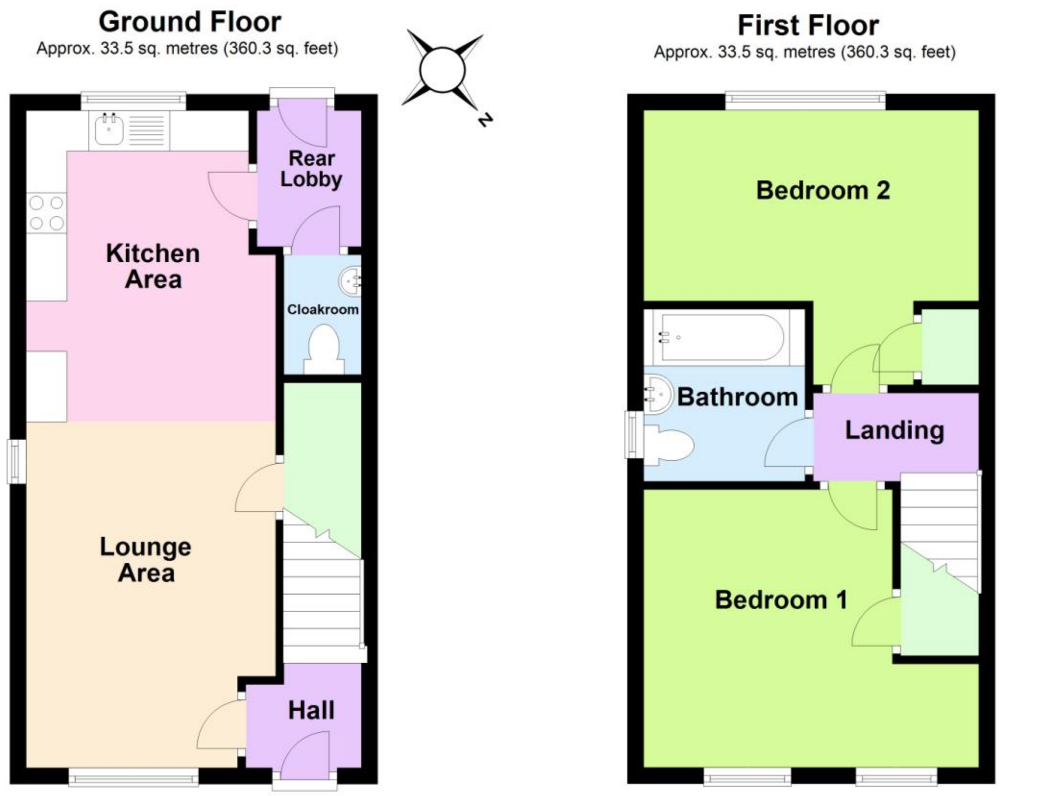


Total area: approx. 66.9 sq. metres (720.5 sq. feet)

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.

## Dove Close Higham Ferrers NN10 8LL

## Leasehold Price £117,500




**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 an affordable route onto the property ladder with outdoor space and off road parking? This two bedroom semi-detached house is offered as a 50% shared ownership and includes a private and low maintenance rear garden, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms, bathroom, rear garden and off road parking.**

Enter via front door to:

**Entrance Hall**
Radiator, stairs rising to first floor landing, door to:

**Lounge/Dining/Kitchen Area**
26' 7" max x 10' 1" max (8.1m x 3.07m) (This measurement includes area occupied by kitchen units)

**Lounge Area**
Window to front aspect, radiator, under stairs storage cupboard, through to:

**Kitchen/Dining Area**
Comprising stainless steel 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, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, concealed wall mounted gas boiler serving domestic central heating and hot water systems, space for tumble dryer, window to rear aspect, radiator, door to:

**Rear Lobby**
Door to rear aspect, radiator, door to:

**Cloakroom**
Comprising low flush W.C., pedestal wash hand basin, radiator.

**First Floor Landing**
Doors to:

**Bedroom One**
13' 7" max x 11' 3" (4.14m x 3.43m)
Two windows to front aspect, radiator, built-in cupboard.

**Bedroom Three**
13' 8" x 7' 7" min (4.17m x 2.31m)
Window to rear aspect, radiator, built-in wardrobe, loft access.

**Bathroom**
Comprising low flush W.C., pedestal wash hand basin, panelled bath with electric shower over, window to side aspect, tiled splash backs, radiator.

**Outside**
Front - Off road parking for one car.

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

**Material Information**
The property tenure is Leasehold.

The lease was granted on 18 November 2016 for 99 years (90 remaining).

The new owner will be liable to pay Amplius the following charges each month:

Rent £279.56
Service charge £7.93
Management fee £25.95
Buildings insurance £5.38

Total monthly charges = £318.82

**Please note: A £250 (non-refundable) reservation deposit is required to be paid upon official acceptance of an applicant.**

Eligibility
You can apply to buy the home if both of the following apply:

• your household income is £80,000 or less
• you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

• you're a first-time buyer
• you used to own a home but cannot afford to buy one now
• you're forming a new household - for example, after a relationship breakdown
• you're an existing shared owner, and you want to move
• you own a home and want to move but cannot afford to buy a new home for your needs

If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase.

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

**Energy Performance Rating**
This property has an energy rating of A. 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

**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.**


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