

# Linden Avenue Higham Ferrers

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

Linden Avenue Higham Ferrers NN10 8EU  
Freehold Price 'Offers in excess of' £270,000

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 modern three bedroomed semi-detached property with views to the front over a small green and a single garage and driveway to the rear? This might be the one for you! Further benefits include separate reception rooms, en-suite shower room, cloakroom, fitted wardrobes to two bedrooms, low maintenance front and rear gardens, and gas central heating. The accommodation briefly comprises entrance hall, living room, dining room, kitchen, cloakroom, three bedrooms, en-suite shower room, bathroom, front and rear gardens, single garage and a driveway.

Enter via front door to:

Entrance Hall

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

Lounge

15' 8" x 9' 11" (4.78m x 3.02m)

Patio doors to rear aspect, window to front aspect, feature electric fireplace, two radiators.

Cloakroom

Comprising low flush W.C., vanity sink unit, window to front aspect, radiator.

Dining Room

11' 5" narrowing to 9' 1" x 8' 5" (3.48m x 2.57m)

Window to front aspect, radiator.

Kitchen

17' 9" narrowing to 14' 10" x 7' 0" (5.41m x 2.13m) (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, space for washing machine, space for dishwasher, built-in stainless steel oven, hob with extractor hood, space for fridge/freezer, window to rear aspect, concealed wall mounted gas boiler serving domestic central heating and hot water systems, under stairs cupboard, radiator, door to rear aspect.

First Floor Landing

Window to rear aspect, doors to:

Bedroom One

14' 5" x 10' 11" narrowing to 9' 1" (4.39m x 3.33m)

Window to front aspect, built-in wardrobe, radiator, door to:

Ensuite Shower Room

Comprising low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, window to rear aspect, radiator.

Bedroom Two

10' 11" x 9' 11" narrowing to 9' 1" (3.33m x 3.02m)

Window to front aspect, radiator, built-in wardrobe, cupboard housing hot water cylinder.

Bedroom Three

6' 11" x 6' 4" (2.11m x 1.93m)

Window to rear aspect, radiator.

Family Bathroom

Comprising low flush W.C., vanity sink unit, panelled bath, tiled splash backs, window to rear aspect.

Outside

Front - Artificial lawn.

Rear - Patio area, decking area, artificial lawn, outside tap, enclosed by wooden fencing with gated pedestrian access to front, personnel door to garage.

Garage - Up and over door, power and light connected.

Material Information

The property tenure is Freehold. There is an estate service charge of approx. £157.00 per annum.

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 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.**

