



Total area: approx. 57.3 sq. metres (616.3 sq. feet)



Damson Walk Higham Ferrers NN10 8FP
Freehold Price 'Offers in excess of' £225,000

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



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.

Looking for a modern two bedroom home within walking distance of the market square? This ideal first time purchase also includes parking for two cars, an enclosed garden and the added bonus of a loft room. Further benefits include uPVC double glazing and gas radiator central heating. The accommodation briefly comprises lounge, inner hallway, cloakroom, kitchen/breakfast room, two bedrooms, bathroom, rear garden and off road parking.

Enter via front door to:

Lounge
12' 11" x 11' 7" (3.94m x 3.53m)

Window to front aspect, stairs rising to first floor landing, door to:

Inner Hallway
Radiator, doors to:

Cloakroom
Low flush W.C., pedestal wash hand basin, tiled splash backs, extractor.

Kitchen/Breakfast Room
11' 7" x 9' 0" (3.53m x 2.74m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel one and a half bowl sink unit with cupboard under, a range of base and eye level units providing work surfaces, built-in stainless steel oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, concealed wall mounted boiler serving domestic central heating and hot water systems, French doors to rear aspect.

First Floor Landing
Loft access, doors to:

Bedroom One
11' 7" x 9' 0" (3.53m x 2.74m)
Window to rear aspect, radiator.

Bedroom Two
11' 7" x 8' 1" (3.53m x 2.46m)
Window to front aspect, radiator.

Bathroom
Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, window to side aspect, chrome heated towel rail, extractor.

Loft Room
11' 7" x 8' 2" (3.53m x 2.49m)
Power and light connected, wall mounted electric heater.

Outside
Front - Off road parking for two cars.

Rear - Wooden decked area, lawn, wooden shed, external power socket (behind shed), outside tap, enclosed by wooden fencing with gated side pedestrian access.

Material Information
The property tenure is Freehold.

Service Charge
There is an annual management charge of approx. £225.00.

Energy Performance Rating
This property has an energy rating of B. 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.

