








## Bankside, Higham Ferrers

£269,500

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A modern semi-detached, three-storey home, situated in a quiet cul-de-sac on the Northern edge of Higham Ferrers, conveniently located for the town centre and within easy reach of schooling for all ages. This property offers surprisingly spacious accommodation which comprises of: reception hall, cloaks W.C., smart re-fitted kitchen/ breakfast room and living/dining room on the ground floor. On the first floor, you will find two double bedrooms and a family bathroom and on the second floor a generous master bedroom suite with a dressing room area and a large en-suite bathroom. Outside there is a single garage and driveway with off-road parking for two cars, and compact front and rear gardens.

**Kitchen/Breakfast Room 10'6" x 8'5" (3.20m x 2.57m)**

**Living/Dining Room 15'2" x 14'7" (4.62m x 4.45m)**

**Bedroom Two 14'7" x 8'3" (4.45m x 2.51m)**

**Bedroom Three 10'9" x 8'8" (3.28m x 2.64m)**

**Bedroom One 13'1" x 12'0" (3.99m x 3.66m)**

**IMPORTANT:** Natasha Bryony The Estate Agent for themselves and for the vendors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Natasha Bryony The Estate Agent has any authority to make or give any representation or warranty in relation to this property. When you submit an offer for a property we will need two forms of identification for each individual submitting the offer, for instance a driving licence/passport and a utility bill/ bank statement. Thank you for your cooperation.





Total area: approx. 99.7 sq. metres (1072.8 sq. feet)



- Approximately 1,072 sq. ft
- Quiet cul-de-sac location
- Single garage & driveway with off-road parking for two cars
- Re-fitted kitchen
- Three double bedrooms
- Spacious accommodation

