



# Kimbolton Road, Higham Ferrers

£240,000

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Positioned on the highly-regarded Kimbolton Road, sits this two double-bedroomed Victorian terrace home, ideally situated within easy walking distance to the market town centre. In brief, the ground floor accommodation comprises a living room, large re-fitted kitchen/dining room, utility room, and cloakroom/WC. On the first floor are two double bedrooms and a re-fitted bathroom. There is a small wall-enclosed front garden, and to the rear is a sizeable fence enclosed garden, which offers a great degree of privacy and has gated access from Grove Street.

Higham Ferrers is a sought-after market town with a range of amenities, to include; shops, eateries, doctors, dentists, and schools for all ages. The property itself has excellent access to both the A6 and A45, and for commuters the the railway station at Wellingborough or Bedford provides quick links to St Pancras. The property itself is positioned in a very well-regarded and convenient area, with a variety of beautiful surrounding countryside walks and cycle paths, or the popular Rushden Lakes Shopping Centre is within easy walking access.

**Living Room 13'6" x 12'6" (4.12m x 3.81m)**

**Kitchen/Dining Room 21'4" x 12'6" max. (6.50m x 3.81m max.)**

**Bedroom One 10'11" x 12'6" (3.32m x 3.81m)**

**Bedroom Two 11'1" x 9'3" (3.38m x 2.83m)**

**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.





- Approximately 860 sq. ft
- Exceptionally well-presented throughout
- Sought-after market town location
- Two double bedrooms
- Re-fitted kitchen and bathroom
- Utility room/WC
- Character fireplace
- Private rear garden

