



**Connells**

Bankside  
Higham Ferrers Rushden





## Property Description

\*\* Situated in the sought after Market Town of Higham Ferrers is this well presented, semi-detached home benefiting from three double bedrooms. The property also offers a ground floor cloakroom, first floor bathroom, en-suite to bedroom one, garage, off street parking and an enclosed rear garden!\*\*

## Entrance Hall

Double glazed door to front elevation.

## Cloakroom

Double glazed window to side elevation. Low level WC and wash hand basin with tiling to water sensitive areas. Radiator.

## Kitchen

10' 6" x 8' 5" (3.20m x 2.57m)

Double glazed window to front elevation. Fitted kitchen with a range of wall and base units with work surfaces over and stainless steel sink drainer. Electric oven and hob with cooker hood over. Radiator.

## Lounge Diner

15' 2" Max x 14' 7" Max (4.62m Max x 4.45m Max)

Double glazed French doors and window to rear elevation and two radiators.

## First Floor Landing

Double glazed windows to front and side elevations, storage cupboard, doors to bedrooms two and three and bathroom.

## Bedroom Two

15' 2" x 8' 3" (4.62m x 2.51m)

Double glazed window to rear elevation and radiator.

## Bedroom Three

10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed window to front elevation and radiator.

## Bathroom

Bath with shower over, low level WC and wash hand basin with tiling to water sensitive areas, heated towel radiator and extractor fan.

## Second Floor Landing

Double glazed window to side elevation, door to bedroom one.

## Bedroom One

Irregular Shaped Room 13' 1" Max x 12' Max (3.99m Max x 3.66m)

\*Restricted Head Height\*. Double glazed windows to front and rear elevations, fitted wardrobes and radiator.

## En-Suite

Double glazed window to rear. Shower cubicle, low level WC and wash hand basin with tiling to water sensitive areas and heated towel radiator.



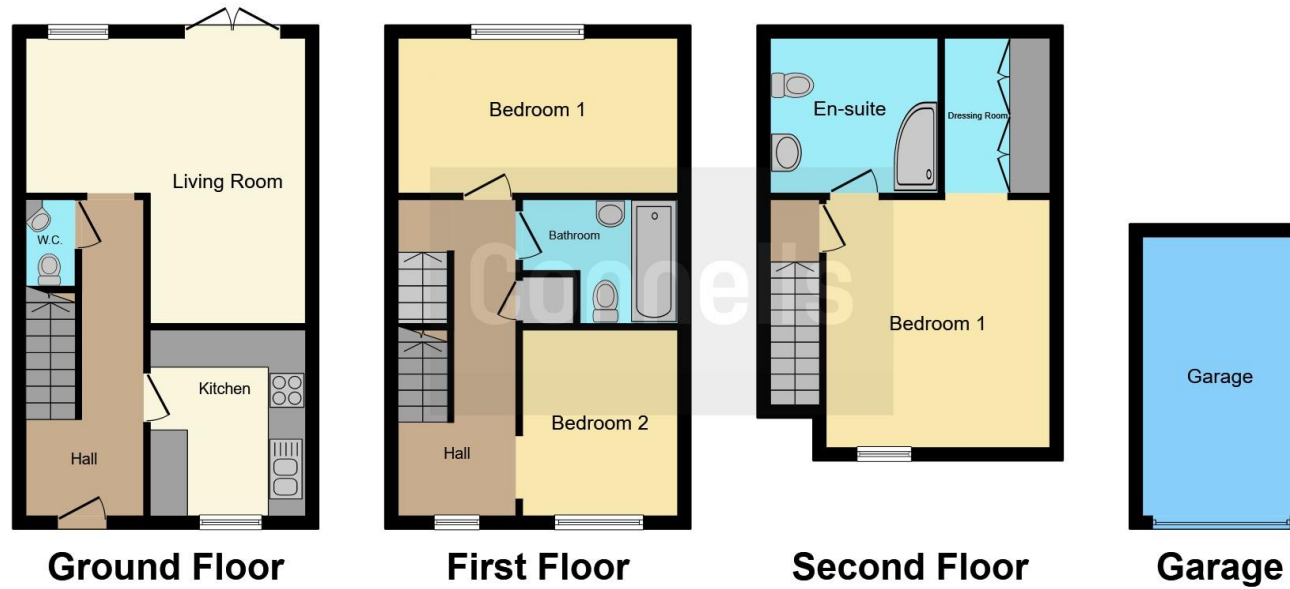












This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

**T 01933 312 363**  
**E [rushtden@connells.co.uk](mailto:rushtden@connells.co.uk)**

66 High Street  
 RUSHDEN NN10 0PJ

**EPC Rating: C**

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Tenure: Freehold



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