



**Connells**

Blackberry Close  
Higham Ferrers Rushden



# Blackberry Close Higham Ferrers Rushden NN10 8FJ

for sale  
**£280,000**



## Property Description

\*\*\* Are you looking for a home where you can move straight in and unpack? This three bedroom home is beautifully presented throughout and benefits from dual aspect lounge and kitchen diner, ground floor cloakroom and first floor bathroom as well as off street parking and landscaped rear garden! \*\*\*

## Entrance Hall

Double glazed door to front elevation.

## Cloakroom

Low level wc and wash hand basin with tiling to water sensitive areas, extractor fan and radiator.

## Lounge

16' 8" x 10' 1" ( 5.08m x 3.07m )

Double glazed windows to front and side elevations, radiator.

## Kitchen Diner

17' Max x 13' 4" ( 5.18m Max x 4.06m )

Double glazed window to front elevation and double glazed French doors and window to side elevation. Fitted kitchen with a range of wall and base units with work surfaces over, stainless steel 1.5 bowl sink drainer and tiling to water sensitive areas. Integrated dishwasher, electric oven and gas hob with cooker hood over. Cupboard housing boiler and two storage cupboards. Radiator.



## First Floor Landing

Loft accessed via ladder.

## Bedroom One

10' 1" Min x 9' 3" ( 3.07m Min x 2.82m )

Double glazed window to front elevation and radiator.

## Bedroom Two

9' 10" x 9' 7" ( 3.00m x 2.92m )

Double glazed window to front elevation, built in wardrobe and radiator.

## Bedroom Three

10' 1" x 7' 2" ( 3.07m x 2.18m )

Double glazed window to rear elevation and radiator.

## Bathroom

Double glazed window to side elevation. Bath with shower over, low level wc and wash hand basin with tiling to water sensitive areas, extractor fan and ladder style radiator.

## Garden

Artificial grass and patio area with timber fence surround including side access.



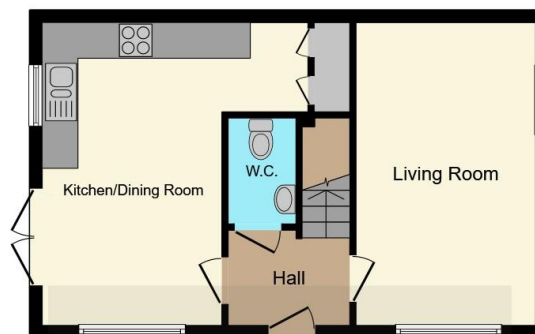












**Ground Floor**



**First Floor**

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66 High Street  
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EPC Rating: B    Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: RDN405890 - 0002