



**Heron Close, Higham Ferrers NN10 8LN**

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**Heron Close, Higham Ferrers**

This beautiful four bedroom detached home in Higham Ferrers has come to the market with William H Brown. The property comprises of entrance hall, lounge, cloakroom, large kitchen/diner, four double bedrooms, en-suite, family bathroom, garage and enclosed rear garden.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Radiator, door to front, stairs to first floor landing.

## Cloakroom

WC, wash hand basin, radiator, extractor fan, storage cupboard.

## Lounge

15' 3" x 12' 6" ( 4.65m x 3.81m )  
Double glazed bay window to front, double glazed window to side, two radiators, unders stairs storage,

## Kitchen/ Diner

19' 2" x 15' 9" ( 5.84m x 4.80m )  
Range of wall and base units, stainless steel sink and drainer, built-in electric induction hob and double oven, integrated fridge/freezer, extractor, radiator, double glazed French door to rear, two double glazed windows to side.

## Utility Room

9' 2" x 5' 9" ( 2.79m x 1.75m )  
Plumbing for washing machine, radiator, boiler, double glazed door to rear.

## First Floor

### Landing

Double glazed window to side, airing cupboard, radiator, loft access.

### Bedroom One

12' 7" x 12' 2" ( 3.84m x 3.71m )  
Double glazed windows to front and side, fitted wardrobes, radiator.

### En-Suite

Double shower cubicle, WC, wash hand basin, heater towel rail, extractor fan, double glazed window to side.

### Bedroom Two

13' 4" x 10' 7" ( 4.06m x 3.23m )  
Double glazed window to front, radiator.

### Bedroom Three

11' 6" max x 10' 1" ( 3.51m max x 3.07m )  
Double glazed window to rear, radiator.

### Bedroom Four

11' 10" x 8' 8" ( 3.61m x 2.64m )  
Double glazed window to rear, radiator.

## Bathroom

Suite comprising double shower cubicle, bath, WC, wash hand basin, part tiled, heated towel rail, extractor fan, double glazed window to rear.

## Outside

### Rear Garden

Side pedestrian access, lawn, patio area, tap.



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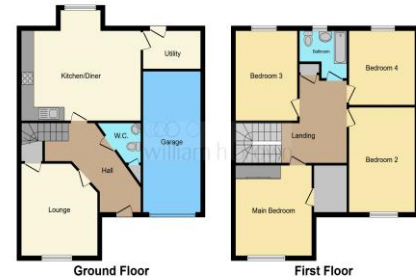
## Heron Close, Higham Ferrers

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four bedroom detached
- Garage

Tenure: Freehold EPC Rating: B

guide price

**£375,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RSD109352 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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