





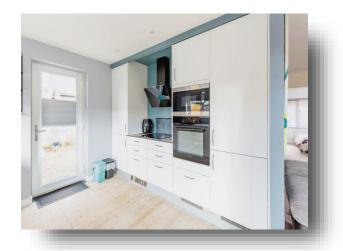




welcome to

Wykeham Road, Higham Ferrers Rushden

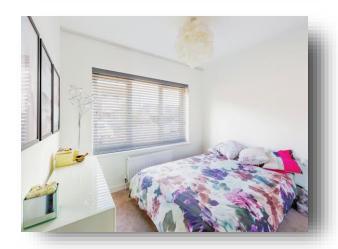
This Two bedroom Detached Bungalow offers a driveway providing off road parking with detached garage. In the Bungalow you will find; open plan lounge/diner kitchen, two bedrooms, one with en suite and the bathroom. Externally the rear garden is laid with lawn and has mature planting.

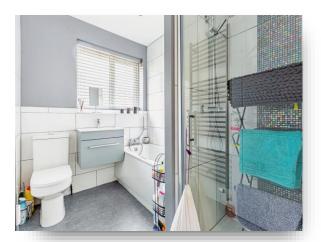












Open Plan Lounge-Diner-Kitchen

Lounge / Diner

20' 3" x 11' 2" (6.17m x 3.40m)

Double glazed French doors to the rear aspect, two vertical radiators, storage cupboard with sliding doors and opening to the kitchen.

Kitchen

10' 1" x 9' 11" (3.07m x 3.02m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, electric oven and electric hob with cooker hood over, integrated washing machine, dishwasher and fridge/freezer, double glazed window to the rear aspect, plinth heater, storage cupboard housing the central heating boiler and double glazed door to the side aspect.

Bedroom One

9' 7" x 9' 1" (2.92m x 2.77m)

Double glazed window to the side aspect, double glazed door to the side aspect, built in wardrobes, radiator and door to en suite.

En Suite

Double glazed obscure window to the side aspect, WC, wash hand basin, shower cubicle, extractor fan, spot lights, part tiling and heated towel rail.

Bedroom Two

9' 10" x 10' (3.00m x 3.05m)

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed window to the side aspect, access to loft space, WC, wash hand basin with vanity unit, shower cubicle, bath with shower fixings, extractor fan, part tiling and heated towel rail.

Externally

Front And Side

Gravel area and driveway providing off road parking for several cars, outside wall lights. tap and power sockets.

Rear Garden

Mainly laid to lawn, flower beds, fruit trees, outside wall light and power socket.

Garage

Accessed via up and over door from the driveway.





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Wykeham Road, Higham Ferrers Rushden

- **DETACHED BUNGALOW**
- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- **EN SUITE**
- OFF ROAD PARKING AND DETACHED GARAGE

Tenure: Freehold EPC Rating: C

£330,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RSD109345 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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