

Philip Way, Higham Ferrers NN10 8LG



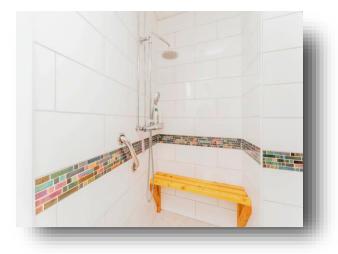
welcome to

Philip Way, Higham Ferrers

This Three bedroom Detached home comprises; ground floor, entrance hall, cloakroom, lounge, diner and kitchen. First floor are the Three bedrooms and the family bathroom. Externally the rear garden is laid with lawn has a patio providing a seating area and gated access.













Entrance Hall

Entered via double glazed door to the front aspect, stairs rising to the first floor landing, radiator and door to the lounge.

Lounge

14' 6" x 15' 3" ($4.42m\ x\ 4.65m$) Double glazed bay window to the front aspect, fireplace with gas fire, two radiators and television point.

Dining Room

 $17^{\prime}\,$ x $1\overline{1}^{\prime}\,9^{\prime\prime}$ (5.18m x 3.58m) Double glazed window to the front aspect, double glazed French doors to the rear aspect, electric radiator, central heating radiator and door to the wet room.

Wet Room

Double glazed obscure window to the rear aspect, WC, wash hand basin, loft access, extractor fan and under floor heating.

Kitchen

12' x 7' 8" (3.66m x 2.34m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, electric oven and electric hob with cooker hood over, plumbing for washing machine, space for fridge/freezer, double glazed window to the rear aspect, radiator and central heating boiler in cupboard.

First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, access to loft space, doors to the bedrooms and bathroom.

Bedroom One

10' 2" x 9' (3.10m x 2.74m) Double glazed window to the rear aspect, fitted wardrobes and radiator.

Bedroom Two

11' 4" x 9' ($3.45m\ x\ 2.74m$) Double glazed window to the front aspect and radiator.

Bedroom Three

6' 11" x 6' 1" (2.11m x 1.85m) Double glazed window to the rear aspect and radiator.

Bathroom

Double glazed window to the front aspect, WC, wash hand basin, bath with power shower over, airing cupboard, part tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars and security lighting.

Rear Garden

Laid with lawn, patio providing a seating area, mature landscaping, outside water tap, shed and side access.

Garage

Accessed via centre opening door with inset pedestrian door, roof storage, light and power connected.





welcome to

Philip Way, Higham Ferrers

- DETACHED HOME
- THREE BEDROOMS
- CLOAKROOM
- DRIVEWAY
- GARAGE

Tenure: Freehold EPC Rating: C

£280,000





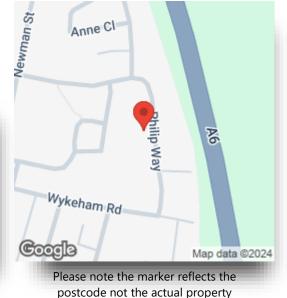
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Property Ref: RSD109542 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance 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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First Floor Garage



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01933 410717



52 High Street, RUSHDEN, Northamptonshire, NN10 0PJ



williamhbrown.co.uk