









welcome to

Saffron Road, Higham Ferrers

This Two bedroom Detached bungalow comprises; entrance hall, lounge, dining room, kitchen, conservatory, two bedrooms and the bathroom. Externally the rear garden is laid with artificial lawn has a patio providing a seating area and side access.

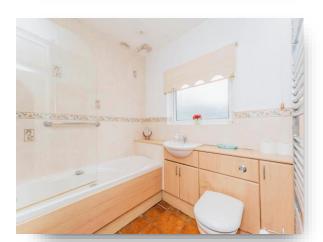












Entrance Hall

Entered via double glazed door to the front aspect, access to loft space, airing cupboard, two radiator and doors to all rooms.

Loft

Boarded with two skylights, power and light connected.

Lounge

12' x 11' 11" (3.66m x 3.63m)

Double glazed bay window to the front aspect, window to the side aspect, fireplace with electric fire, electric blinds and radiator.

Dining Room

10' 8" x 9' 7" (3.25m x 2.92m)

Double glazed window to the side aspect, serving hatch and radiator.

Kitchen

10' 8" x 6' 10" (3.25m x 2.08m)

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, two bowl stainless steel sink and drainer, splash backs, integrated microwave, electric oven, electric hob with cooker hood over, integrated washing machine, dishwasher and fridge/freezer, double glazed window to the side aspect and window to the rear.

Conservatory

15' 6" x 9' 1" (4.72m x 2.77m)

UPVC construction, double glazed windows to the rear and side aspects, double glazed French doors to the rear and double glazed door to the side.

Bedroom One

12' x 12' 11" (3.66m x 3.94m)

Double glazed bay window to the front aspect and radiator.

Bedroom Two

13' 10" x 10' 5" (4.22m x 3.17m)

Double glazed window to the side aspect, fitted wardrobes and draws, wall lights and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin with vanity unit, bath with shower over, spot lights, part tiling and heated towel rail.

Externally

Front

Driveway providing off road parking for several cars.

Rear Garden

Low maintenance, artificial grass area, patio providing a seating area, outside tap, door to the garage and side access.

Garage

Accessed via up and over door from the driveway, power and lighting connected and door leading to the garden.





welcome to

Saffron Road, Higham Ferrers

- **DETACHED BUNGALOW**
- NO ONWARD CHAIN
- TWO BEDROOMS
- **DINING ROOM**
- DRIVEWAY AND GARAGE

Tenure: Freehold EPC Rating: B

£315,000







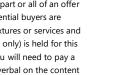


postcode not the actual property

view this property online williamhbrown.co.uk/Property/RSD109638



Property Ref: RSD109638 - 0002 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.



01933 410717

william h brown



rushden@williamhbrown.co.uk



52 High Street, RUSHDEN, Northamptonshire, NN10 OPJ



williamhbrown.co.uk

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.