



**Wharf Road, Higham Ferrers NN10 8BH**

welcome to

## Wharf Road, Higham Ferrers

This Two bedroom Semi Detached home in Higham Ferrers with driveway comprises: ground floor, entrance hall, lounge, dining room and kitchen. First floor, Two bedrooms and bathroom, Garden, laid with lawn has power socket, water tap and gated access.



**Entrance Hall**

Entered via double glazed door to the front aspect, double glazed window to the side aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

**Lounge**

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

Double glazed bay window to the front aspect, fireplace and radiator.

**Dining Room**

11' 2" x 9' 10" ( 3.40m x 3.00m )

Double glazed window to the rear aspect, radiator and opening to the kitchen.

**Kitchen**

12' 6" x 8' 6" ( 3.81m x 2.59m )

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

**First Floor Landing**

Double glazed window to the side aspect, stairs rising from the entrance hall, large storage cupboard, doors to the bedrooms and bathroom.

**Bedroom One**

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

Double glazed window to the front aspect and radiator.

**Bedroom Two**

9' 11" x 8' 6" ( 3.02m x 2.59m )

Double glazed window to the rear aspect and radiator.

**Bathroom**

Double glazed window to the rear aspect, WC, wash hand basin, bath with electric shower over, extractor fan, aqua board and tiling, heated towel rail and access to the loft space.

**Externally****Front**

Driveway providing off road parking for several cars.

**Rear Garden**

Laid with lawn, gated side access, outside water tap and power socket.



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## Wharf Road, Higham Ferrers

- SEMI DETACHED HOME
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- REAR GARDEN

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

**£265,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), 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 may only rely on the written form of any agreement. Powered by www.houseplan.com



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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.

 william h brown



**01933 410717**



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



**williamhbrown.co.uk**