



**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.



**view this property online** [williamhbrown.co.uk/Property/RSD109970](http://williamhbrown.co.uk/Property/RSD109970)



**welcome to**

## **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**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RSD109970](http://williamhbrown.co.uk/Property/RSD109970)



Property Ref:  
RSD109970 - 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 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.

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](mailto:Rushden@williamhbrown.co.uk)



52 High Street, Rushden, Northamptonshire,  
NN10 0PJ



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**