



Linden Avenue, Higham Ferrers NN10 8EU

welcome to

Linden Avenue, Higham Ferrers

This Two bedroom Coach House home with parking comprises; ground floor, entrance hall, lounge, dining room and kitchen. First floor, Two bedrooms and bathroom. The garage converted as third bedroom or reception room.



Entrance Hall

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

First Floor Landing

Double glazed window to the rear aspect, stairs rising from the entrance hall, airing cupboard with tank, access to loft space, hive thermostat, doors to the bedrooms and bathroom.

Lounge

12' 1" x 10' 7" (3.68m x 3.23m)

Double glazed window to the front aspect, open arch into dining room, radiator, telephone and television point.

Dining Room

9' 1" x 8' 3" (2.77m x 2.51m)

Double glazed window to the front aspect, open arch to the kitchen and radiator.

Kitchen

9' x 8' 11" (2.74m x 2.72m)

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

Bedroom One

15' 8" max x 9' 1" (4.78m max x 2.77m)

Double glazed window to the front aspect, built in wardrobes, radiator, television and telephone points and door to en suite.

En Suite

Double glazed obscure window to the rear aspect, WC, wash hand basin with vanity unit, shower cubicle, extractor fan and radiator.

Bedroom Two

12' 4" x 11' 3" max (3.76m x 3.43m max)

Double glazed window to the front aspect and radiator.

Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, double shower cubicle with rainfall shower, extractor fan, shaver point, vanity units and radiator.

Externally

Converted Garage

17' 3" x 8' 5" (5.26m x 2.57m)

Double glazed window to the front aspect and storage cupboard. Currently being used as an additional reception room.



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Linden Avenue, Higham Ferrers

- COACH HOUSE
- TWO/THREE BEDROOMS
- SEPARATE DINING ROOM
- CONVERTED GARAGE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 660.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RSD110018 - 0006

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william h brown



01933 410717



Rushden@williamhbrown.co.uk



52 High Street, Rushden, Northamptonshire,
NN10 0PJ



williamhbrown.co.uk