



14 College Street

Higham Ferrers, Northamptonshire NN10 8DZ



Simpson & Weekley

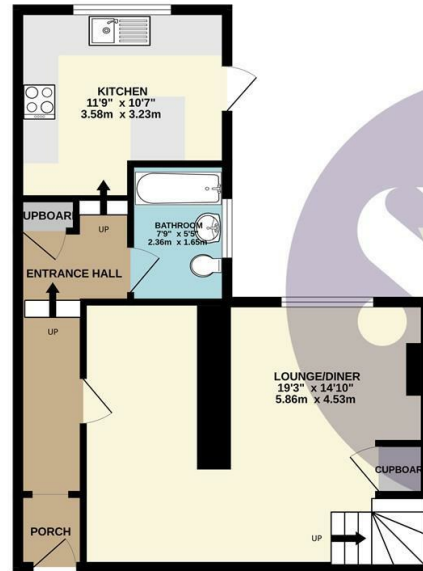
*****GRADE II LISTED CHARACTER COTTAGE*** ***NO UPPER CHAIN***** Simpson and Weekley are delighted to offer to the market this wonderful two-bedroom Grade II listed stone cottage. Perfectly located in the heart of the popular Historic market town of Higham Ferrers Conservation area and offers easy access to lots of local amenities including shops, schools and the always popular Rushden Lakes development. The home boasts well-presented living accommodation set over two floors and comprising in brief; entrance porch, inner hallway, open plan lounge dining room with feature Inglenook fireplace, a kitchen breakfast room and family bathroom downstairs. The first floor offers a double aspect master bedroom and a second double bedroom with a built-in wardrobe. The home also benefits from gas central heating and a newly fitted boiler in 2021. Externally there is a fully enclosed teared garden to the rear of the home that also boasts a summerhouse and outbuilding. An internal viewing is highly recommended to fully appreciate everything this home has to offer. EPC Rating Ordered, Council Tax Band B



Offers In Excess Of £265,000



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
330 sq.ft. (30.7 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix C2023



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC



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