



17 Chapel Hill  
Higham Ferrers, NN10 8NA



**Simpson & Weekley**



\*\*\*NEW INSTRUCTION\*\*\* Simpson & Weekley Lettings are delighted to offer this two bedroom terraced property which will be available from the beginning of May. Boasting off road parking and a garage, two double bedrooms and a conservatory. Set off of the road, overlooking a communal garden area, this well maintained property benefits from gas radiator central heating, double glazing and briefly comprises entrance hall, cloakroom, kitchen, lounge/diner and conservatory to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally there is a small frontage and an enclosed rear garden with a rear door to the garage with parking in front. Within walking distance of countryside walks, the High Street and within easy access of the A45 providing routes to Rushden Lakes retail and leisure complex. Available from the beginning of May, viewing is very highly recommended to avoid disappointment. Sorry, strictly no pets. EPC Rating C. Council Tax Band B

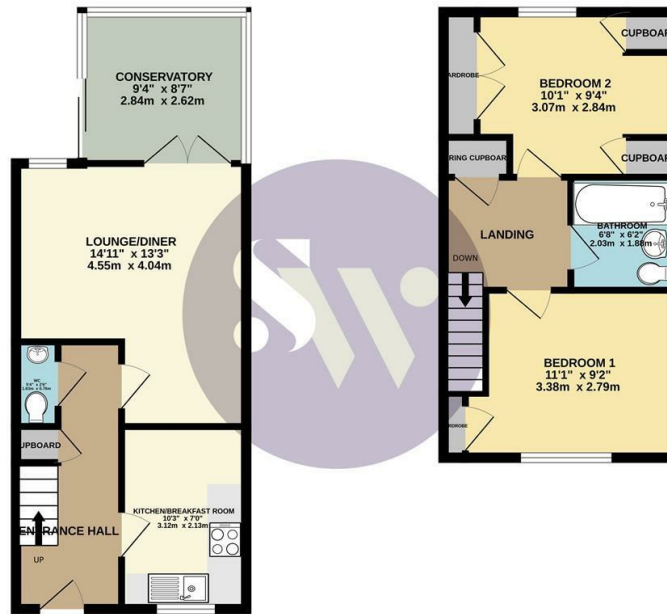
£970 PCM

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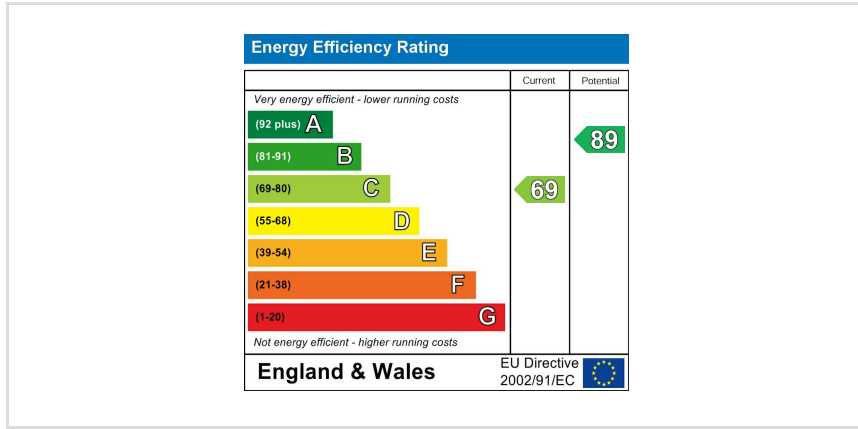


GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.

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



TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.  
While 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 misstatement. 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.  
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