



10d Chichele Street
Higham Ferrers, NN10 8HT



Simpson & Weekley

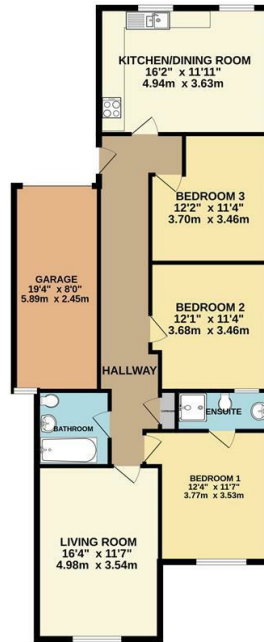
"Bungalow of Surprising Proportions" Situated in the market town of Higham Ferrers, is this modern, well maintained detached bungalow. The property boasts three double bedrooms with an en-suite to the master bedroom, a kitchen open plan to a dining area, separate living room with patio doors to the garden and a family bathroom. Having acquired more land, there is now a spacious rear garden and in addition to the driveway leading to the garage there is now a second driveway providing parking for at least a further two cars. The property was cleverly designed to create a small storm porch before entering the long sweeping hallway where you will find doors to all principle rooms and there are benefits of gas radiator central heating and double glazing throughout. A fantastic bungalow located within walking distance of the market square, parks and High Street that simply has to be viewed to fully appreciate the size and condition of the accommodation on offer. EPC Rating Ordered, Council Tax Band D



£375,000



GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



TOTAL FLOOR AREA: 1181 sq.ft. (109.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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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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