



33 Kings Avenue

Higham Ferrers, Northamptonshire NN10 8LA



**Simpson & Weekley**



"Market Town Location" Offered to the market with no upward chain is this three bedroom terraced house situated in the popular market town of Higham Ferrers. The property boasts a modern kitchen open plan to a sun room overlooking the garden, a four piece first floor bathroom and a ground floor utility room and W.C. The house benefits from double glazing, gas radiator central heating and an enclosed rear garden. The accommodation in brief comprises entrance hall, lounge, kitchen, utility, w.c. and sun room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is an enclosed rear garden and a small front garden. An ideal First Time Purchase, Buy-to-let property or house to downsize to. EPC Rating D, Council Tax Band A



£220,000

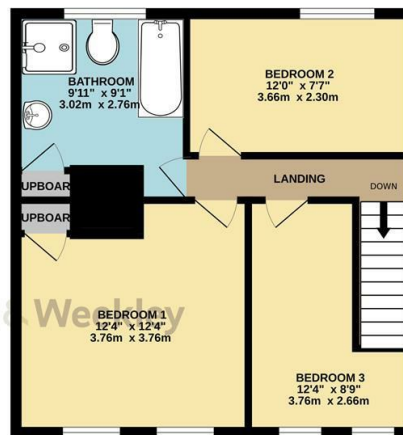
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GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



Simpson Weddby

TOTAL FLOOR AREA: 880 sq.ft. (81.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>68</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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