



33 Kings Avenue

Higham Ferrers, Northamptonshire NN10 8LA



**Simpson & Weekley**

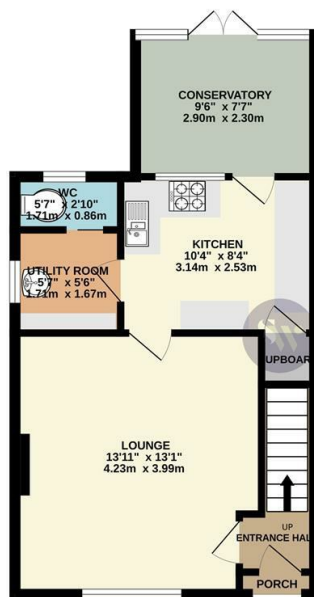
"Market Town Location" Offered to the market with no upward chain is this three bedroom terraced house situated in the popular market town of Higham Ferrers. The property boasts a modern kitchen open plan to a sun room overlooking the garden, a four piece first floor bathroom and a ground floor utility 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



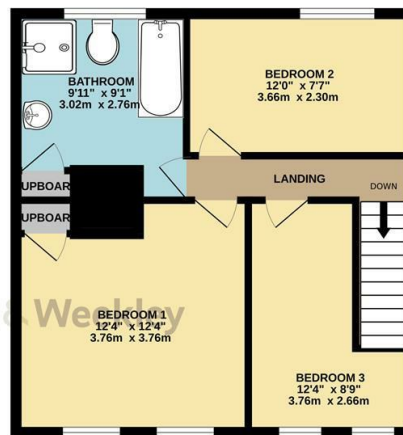
Offers In Excess Of £210,000



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



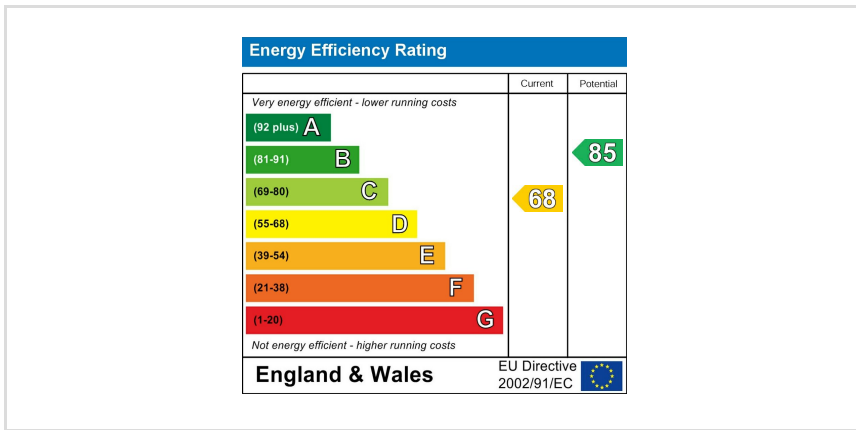
1ST FLOOR  
457 sq.ft. (42.5 sq.m.) approx.



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.  
Made with Metropix C0204



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson  
&Weekley**

Making Every  
Journey Personal



01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW