



48 Wharf Road

Higham Ferrers, Northants NN10 8BH



Simpson & Weekley

"Nearby Countryside" Situated on the sought after 'Wharf Road' in the market town of Higham Ferrers is this extended, bay fronted semi-detached house. This well presented property boasts separate reception rooms with the dining room opening out to the kitchen providing an open plan feel in addition to a third bedroom/office and there is also a cloakroom accessible from the entrance hall - all found in the extended ground floor accommodation. To the first floor there are two double bedrooms and a refitted four piece family bathroom. Externally there is a front garden setting you back from the road and an enclosed rear garden with a paved patio, a lawned area and access to a garage set at the rear of the garden. The house is located within walking distance of; the market square, countryside walks, popular schooling and within easy access of the A6, A45 and Rushden Lakes retail and leisure complex. EPC Rating Ordered, Council Tax Band B



£260,000

2 1 2





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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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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