



25 Blackcurrant Grove
Higham Ferrers, NN10 8FN



Simpson & Weekley

“Modern living in a desirable market town!” Set in the historical market town of Higham Ferrers on a popular modern development is this well presented, three bedroom end terraced house offered to the market with no upward chain. The cul-de-sac setting could be perfect for anyone looking to create their first family home or even for someone wanting a peaceful home set off the beaten track. The accommodation comprises a separate living room, open kitchen/dining room with French doors to the enclosed rear garden, inner hallway with access to a ground floor cloakroom and stairs to the first floor where you will find three bedrooms and a family bathroom. There are also benefits of off road parking for two cars, gas radiator central heating and double glazing throughout. Ideally located, there is beautiful countryside nearby where you can walk uninterrupted for many miles and even head to Rushden Lakes retail and leisure complex. The vibrant High Street and market square where you will still find a farmers market once a month, are within walking distance as are popular schools and parks. For people looking to travel with work, Wellingborough and Bedford are accessible via the nearby A6 and A45 where direct trains from their relevant stations can see you get to London St Pancras well within an hours journey. EPC Rating B, Council Tax Band C

Under Section 21 of the Estate Agents Act 1979 we are required to disclose the seller/buyer of this property is an employee/employer of Simpson & Weekley Estate Agents.

Offers Over £260,000



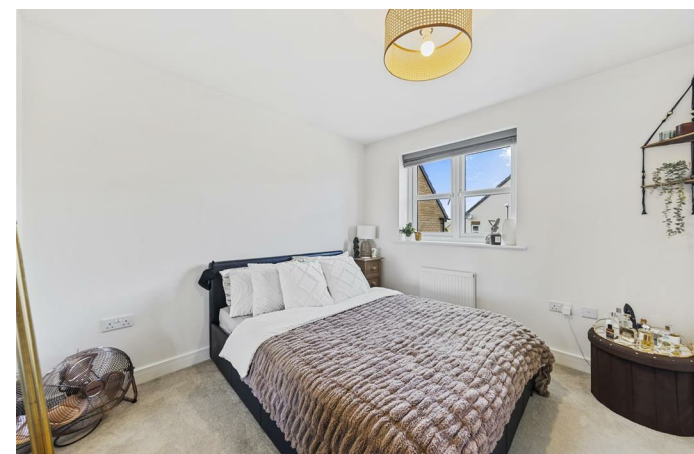
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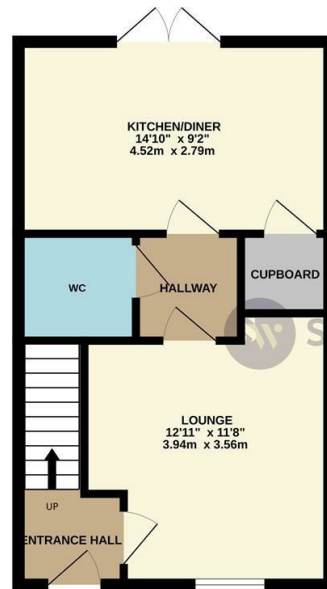
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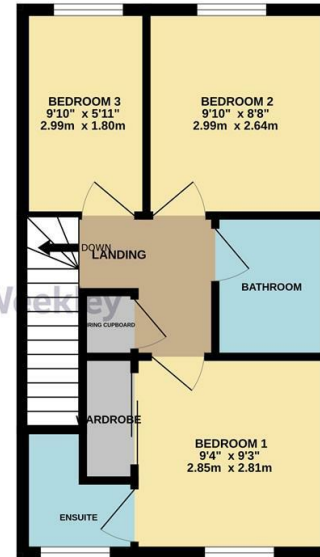
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GROUND FLOOR
384 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 760 sq.ft. (70.6 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) A		96
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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