



21 Cunningham Close
Higham Ferrers, NN10 8BS



Simpson & Weekley

Offered to the market with no upward chain, nestled in the charming Cunningham Close of Higham Ferrers, this delightful semi-detached house is the epitome of a perfect family home. Boasting a mature design, this property features a welcoming entrance hallway that leads to an open plan lounge, dining room, and kitchen - ideal for both relaxing and entertaining.

Upstairs, you'll find two spacious double bedrooms, a cosy single bedroom, and a well-appointed family bathroom. The property also offers an enclosed private rear garden, a front garden, a private driveway, and a single garage - providing ample space for outdoor activities and parking convenience.

Conveniently located close to the town centre, shops, schools, and the ever-popular Rushden Lakes development, this home offers the perfect blend of tranquillity and accessibility. Don't miss the opportunity to make this lovely property your own and enjoy the comforts of suburban living in Higham Ferrers.

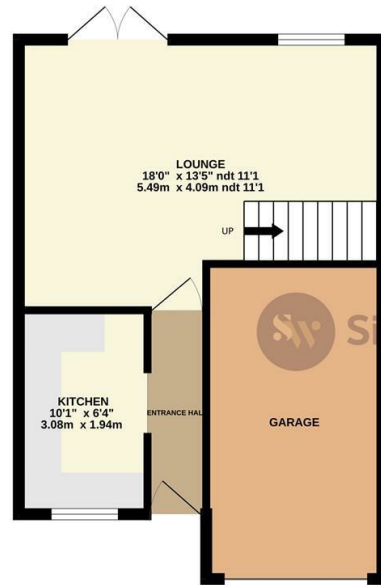
EPC Rating C, Council Tax Band B

£260,000

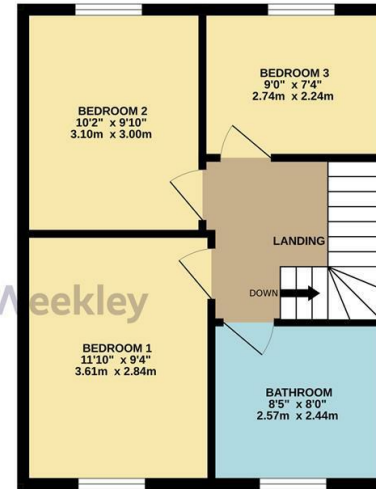
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GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA - 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix C2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(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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