



35 Grove Street  
Higham Ferrers, NN10 8HX



**Simpson & Weekley**



"End Terrace in Popular Location with Potential for Off Road Parking". Situated in the sought after market town of Higham Ferrers sits this mature, well maintained terraced property. A property that has undergone a lot of work over the years this established residence comes with a level of confidence for the buyer, there are benefits of gas radiator central heating, double glazing, the large first floor family bathroom currently doubles up as a dressing area and there is potential for off road parking should the buyer wish accessed from the service road to the rear of the garden. The accommodation in brief comprises entrance hall, lounge open plan to dining room, kitchen and a utility/cloakroom all to the ground floor. To the first floor there are two double bedrooms and a family bathroom. Externally there is a small front garden and an enclosed rear garden with roofed paved area to the rear that could be used for parking a car with some changes to the fencing. The popular street has a convenience store and is situated within walking distance of parks, schools and the High Street where the market square still holds a farmer's market once a month helping retain the town's charm and feeling of community.

EPC Rating E, Council Tax Band A

Offers Over £230,000



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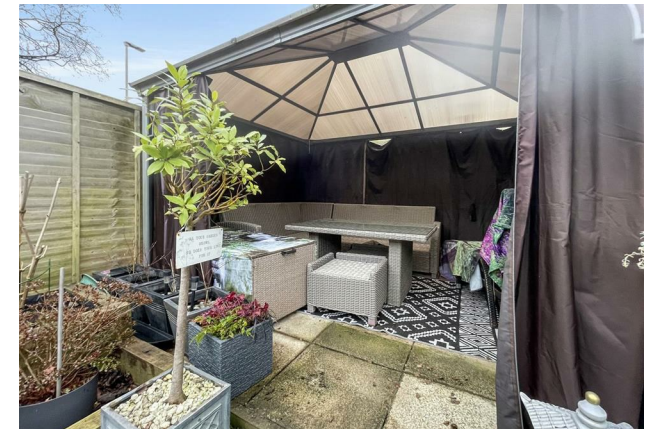
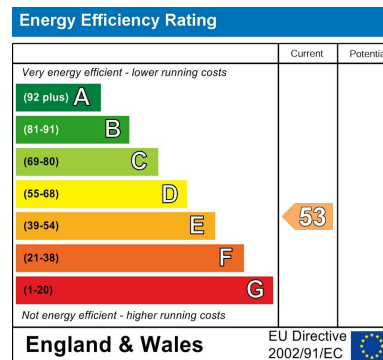


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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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