



24 North End
Higham Ferrers, Northamptonshire NN10 8JB



Simpson & Weekley

Set up back from the street, situated in the sought after historical market town of Higham Ferrers is this very well presented, bay fronted, character family home. An attractive terraced house, located within walking distance of the market square, High Street, parks and schools - all providing an ideal opportunity for anyone looking for a property ready to move into with character and convenience in abundance. As you walk through the well maintained, low maintenance front garden you are welcomed by the arched storm porch with a front door leading to the entrance hall. There is a light and airy lounge open plan to the dining room where you will find a stunning cast iron fire place with accompanying ornate tiles, there is a modern refitted kitchen with solid wood worktops and a modern family bathroom. To the first floor there are three bedrooms all accessed from the landing and externally to the rear the partially enclosed courtyard leads to a lawned garden with seated pergola area and further patio at the rear of the garden. There are benefits of gas radiator central heating and double glazing throughout, Rushden Lakes is just a 2 mile walk away and Wellingborough station is just a few miles drive from the property where a direct train can see you arriving in London St Pancras within an hours journey.

EPC Rating Ordered, Council Tax Band A



Asking Price £240,000

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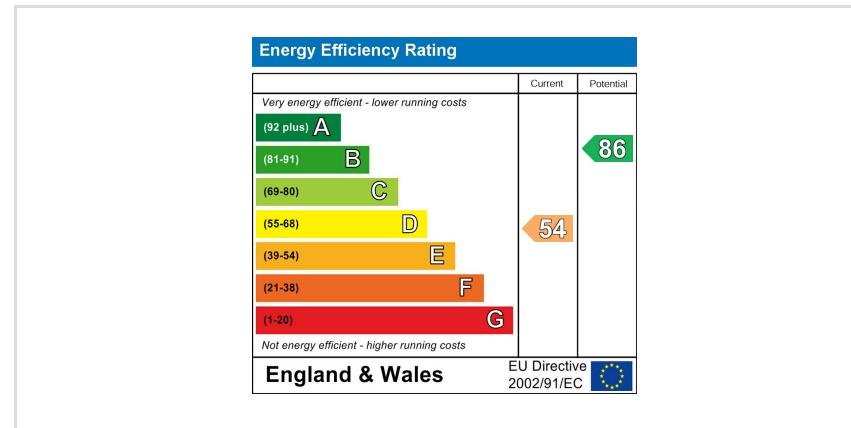
GROUND FLOOR
461 sq ft. (42.8 sq m.) approx.

1ST FLOOR
420 sq ft. (39.0 sq m.) approx.



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TOTAL FLOOR AREA: 882 sq ft. (81.9 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors that may occur. These plans are for guidance only. They provide no guarantee of the actual size of any prospective purchaser. The services, fixtures and fittings depicted have not been tested and no guarantee as to their operability or efficiency can be given.
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