



16 Newman Street  
Higham Ferrers, NN10 8JP



**Simpson & Weekley**



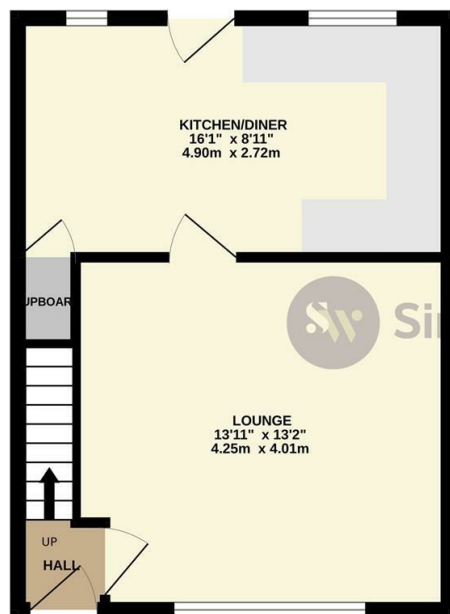
**\*\*\*CHAIN FREE\*\*\* \*\*\*LARGE PLOT\*\*\*** Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom family home. Ideally located in the highly desirable and historical Northamptonshire market town of Higham Ferrers. The home offers easy access to lots of local amenities including shops, parks, schools and the always popular Rushden Lakes development. The home is beautifully presented throughout and boasts ample living accommodation set over two floors and comprising in brief; entrance hallway, lounge with a wood burner fire and a modern kitchen diner downstairs. The first floor boasts three generous sized bedrooms and a modern family bathroom. The property also benefits from gas central heating and double glazing throughout. Externally there is an incredible garden which has been split into two sections one of which has a large patio seating barbeque area. To the front of the home is an enclosed courtyard front garden. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. Council Tax Band A, EPC Rating C

£225,000

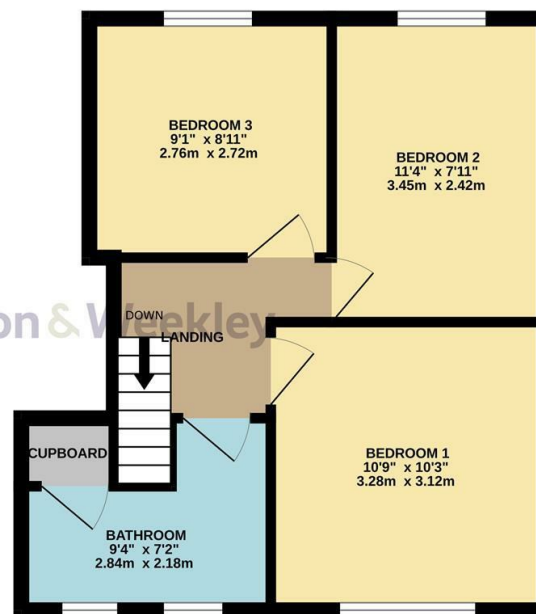


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GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.

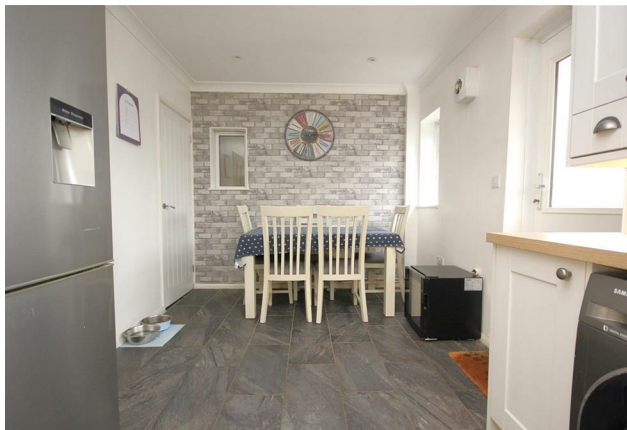


1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 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.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





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