



8 Bailey Court

Higham Ferrers, Northamptonshire NN10 8LU



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this modern two bedroom house tucked away in a cul-de-sac in the sought after market town of Higham Ferrers. The property is ideally located for easy access to the High Street, Rushden Lakes, the A45 and Rushden.

Available around the beginning of December, the property briefly comprises entrance hall, lounge and modern kitchen/dining room with French doors leading to the rear garden to the ground floor. To the first floor there are two bedrooms and a modern white bathroom suite with shower over the bath. The property further benefits from an enclosed rear garden with large summerhouse/cabin, gas radiator central heating and off road parking in a car park. Viewing is very highly recommended to avoid disappointment. The Landlord may consider one small pet for an extra pet payment of £50.00 per calendar month. EPC Rating C. Council Tax Band B.



£975 PCM



2



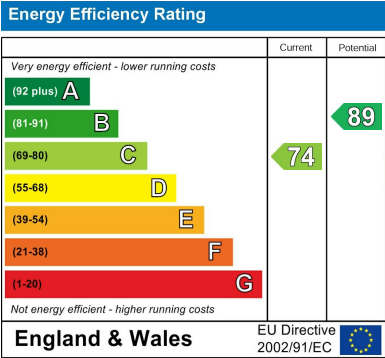
1



1



Simpson & Weekley



When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW