



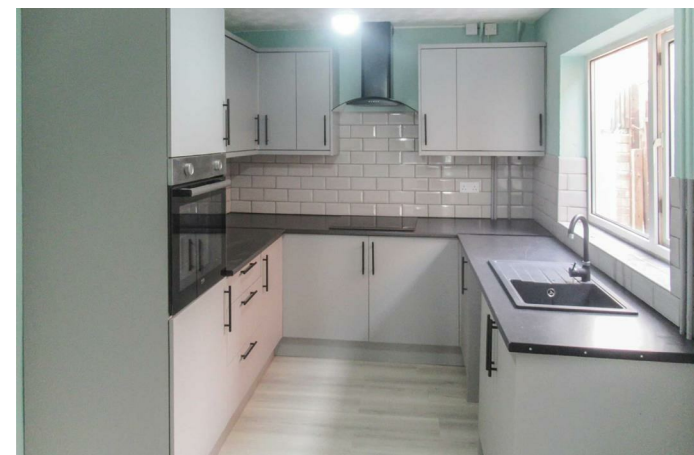
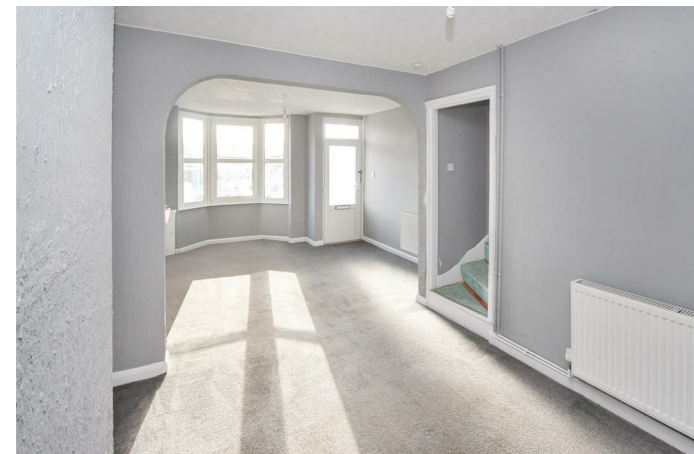
38 Northampton Road
Higham Ferrers, Northamptonshire NN10 8AW



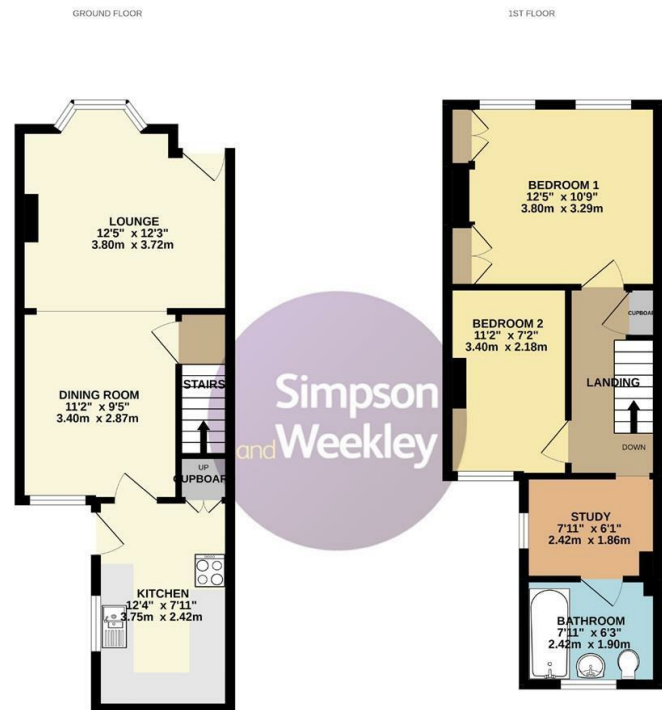
Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this mature, bay fronted terraced house situated in the sought after market town of Higham Ferrers and located within easy walking distance of the market square, Rushden High Street, schools and the impressive Rushden Lakes retail and leisure complex. Available around the start of December to allow for re-decoration works and some new carpets, the property benefits from gas radiator central heating and double glazing. The accommodation in brief comprises spacious open plan lounge/dining room leading to a modern fitted kitchen to the ground floor. To the first floor there are two double bedrooms, the master having fitted wardrobes and a study/dressing room leading to a modern bathroom with shower over the bath. Externally there is a small low maintenance courtyard garden to the rear and a small walled front garden. Available around the beginning of December, viewing is very highly recommended. Sorry, strictly no pets, EPC Rating Ordered. Council Tax Band A

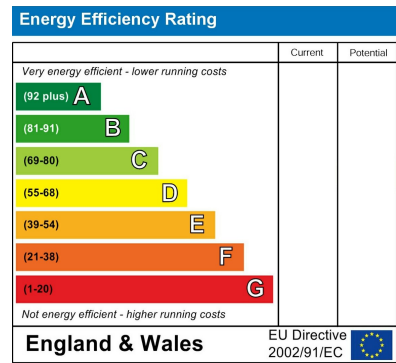
£975 PCM



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While every attempt has been made to ensure the accuracy of the description contained here, measurements of details, materials, items 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 contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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