



38 Northampton Road
Higham Ferrers, Northamptonshire NN10 8AW



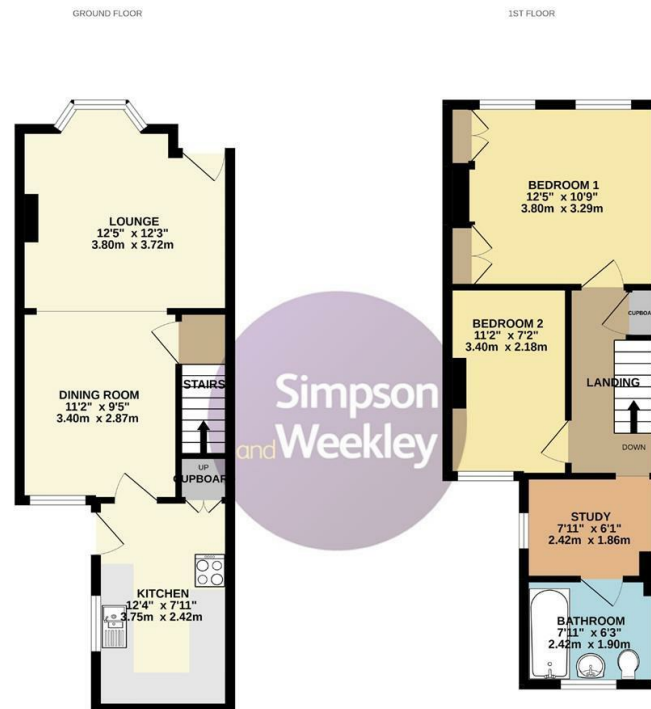
Simpson & Weekley

NEW INSTRUCTION ***AVAILABLE IMMEDIATELY*** Simpson & Weekley Lettings are delighted to offer this mature, bay fronted terraced house situated in the sought after market town of Higham Ferrers. Newly decorated with some brand new carpets, the property is located within easy walking distance of the market square, bus routes and schools and a short distance to the impressive Rushden Lakes retail and leisure complex and Rushden High Street. Available immediately, the property benefits from gas radiator central heating and double glazing and briefly comprises spacious open plan lounge/dining room leading to a modern fitted kitchen to the ground floor. To the first floor there are two 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 immediately, viewing is very highly recommended. Sorry, strictly no pets, EPC Rating C. Council Tax Band A

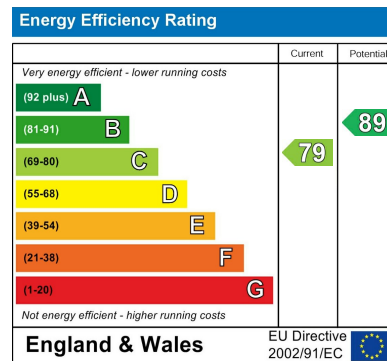
£925 PCM



Simpson & Weekley



While every attempt has been made to ensure the accuracy of the description contained here, measurements of details, materials, fixtures 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.
Made with Menergy 5/2022



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