



94 Higham Road
Rushden, NN10 6DF



Simpson & Weekley

A unique opportunity to acquire this executive three-bedroom detached home on the prestigious Higham Road, with an additional loft room utilised as a further bedroom by the current owners.

Set on a large plot and boasting nearly 1,300 sq. ft of well-appointed living accommodation, this superb property offers masses of potential. Internally, you will find an entrance hall with stairs leading to the first floor, a lovely bright living room, a separate dining room with an impressive multi fuel log burner, downstairs cloakroom/WC, and kitchen to the rear overlooking the garden. On the first floor you will find two impressive double bedrooms and one single bedroom, together with an ensuite to the master and a separate family bathroom. Additionally, there are stairs leading to the loft room, which is currently being used as a further bedroom. To the front of the property is ample off-road parking for three cars, and to the rear is a large fence-enclosed garden, which is a blank canvass for the new owners to enjoy.

The property itself is situated in a sought-after location, being within close proximity to Higham Ferrers' market town centre, where you will find a range of amenities on the High Street and surrounding, and also within easy walking distance to Rushden town centre, where you will find a further selection of shops, eateries and more. The popular Rushden Lakes Shopping and Leisure Centre is just a short drive or roughly a 20-minute walk, and for commuters both the A6 and A45 are easily accessible.

EPC Ordered, Council Tax Band D.

£350,000



4



2



2



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TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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