



72 Elizabeth Way
Higham Ferrers, NN10 8JR



Simpson & Weekley

Located in the sought after market town of Higham Ferrers, situated just off of the popular Stanwick Road, is this three bedroom, detached bungalow set on an enviable plot. The property is offered to the market with no upward chain, boasts a detached double garage, a garden not overlooked from the rear and benefits from gas radiator central heating and double glazing. This spacious yet homely bungalow has been well maintained throughout over the years but also presents an ideal opportunity for someone looking to purchase a property they can make their own through either cosmetic updating or even through a complete re-design which we believe could result in a fantastic property for anyone looking for single storey living or even a family home. Upon entering the bungalow from the storm porch, you are greeted with a light and airy L-shaped entrance hall with doors to all principle rooms comprising a spacious living room, two double bedrooms, a W.C., bathroom and kitchen/diner. Externally there is a lawned front garden with a driveway leading to a detached double garage and a rear garden mainly laid to lawn with a paved patio and offering a good degree of privacy. This rarely available property has a convenience store within walking distance, the main High Street and market square a slightly further walk away, a short drive will get you to the impressive Rushden Lakes retail and leisure complex and the neaby A45 and A6 also provide easy access routes to Wellingborough or Bedford where direct trains from their respective stations will get you into London St Pancras well within an hours journey. EPC Rating Ordered, Council Tax Band D



£375,000

3 1 2



GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



TOTAL FLOOR AREA: 1278 sq.ft. (118.7 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.
 Made with Metamax 02/08



| 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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