

Total area: approx. 93.2 sq. metres (1003.5 sq. feet)



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12 North End, Higham Ferrers, NN10 8JB

£325,000

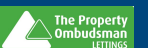
Offered to the market in the ever popular historic market-town of Higham Ferrers, is this two-bedroom detached bungalow, situated at the end of a private access road with NO CHAIN. Higham Ferrers offers an array of amenities, including great local shops, restaurants, pubs, and good schooling all a stones throw away from this properties location. It also has the additional bonus of easy access to Rushden Lakes shopping complex that is only a five minute drive.

The property benefits from two large double bedrooms both with fitted wardrobes, two bathrooms, UPVC double glazed windows throughout, gas central heating and a large detached garage with power and lighting. The property also features news carpets throughout however may want some updating in areas. The garden is spacious and features a front and rear space including a patio area, a work shop and shed.

Please contact Hawksbys to arrange your viewing!



32 Sheep Street | Wellingborough | Northamptonshire | NN8 1BS







Lounge  
14'0" x 12'11"

Bedroom 1  
11'11" x 12'0"

Bedroom 2  
12'0" x 12'0"

Kitchen  
4'7" x 12'11"

Shower Room  
5'6" x 5'6"

Conservatory  
10'11" x 20'11"

Bathroom  
10'11" x 4'0"



Tenure: Freehold  
Council Tax Band: C

Viewing strictly by  
appointment with  
Hawksbys on 01933  
724444

Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.

Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.

Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.

Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.

Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.**  
Life Assurance usually required.

**AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.**

Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!