



which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYER'S ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £900 (£750 plus VAT).



BUYER'S PREMIUM CHARGE

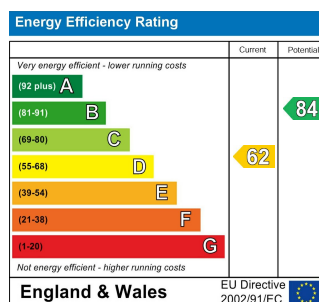
The purchaser will be required to pay a premium charge of £1,250 (£1,500 plus VAT).

Approximate Gross Internal Area
 Ground Floor = 52.2 sq m / 562 sq ft
 First Floor = 43.0 sq m / 463 sq ft
 Total = 95.2 sq m / 1025 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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29 Kimbolton Road, Higham Ferrers, NN10 8DU



GUIDE PRICE: £200,000

FOR SALE BY AUCTION ON WEDNESDAY 17TH OF APRIL 2024 AT 11:00 AM
 SALE VIA A LIVE-STREAMED AUCTION

GUIDE PRICE: £200,000 - £215,000

VIEWINGS BY APPOINTMENT ONLY - (SAT 23/03/24 10.00am to 10.30am, 30/03/24, 06/04/24 & 13/04/24)

A fantastic opportunity to purchase a three-bedroom mid-terrace property situated along a tree-lined road in the heart of Higham Ferrers. The property enjoys an attractive outlook overlooking the playing fields which also offers off-road parking. The accommodation extends to approximately 1,025 sq ft comprising an entrance hall, lounge, dining room, kitchen, and downstairs shower room. There are three double bedrooms to the first floor. Outside there is a small front garden and pedestrian access to the rear garden which has access to an outdoor workshop.

9 Westleigh Office Park, Northampton, NN3 6BW

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ACCOMMODATION

ENTRANCE HALL

20'11 x 3'08

Entered via a part glazed timber front door, there are stairs rising to the first floor with storage below and doors leading to:-

LOUNGE

12'11 x 11'09

A bay window to the front elevation with carpet fitted and TV points connected.



DINING ROOM

11'11 x 10'03

A sash window overlooks the rear garden with carpet fitted.



KITCHEN

12'03 x 8'01

Fitted with a range of floor and wall-mounted units with

composite worktops and tiled splashback. There is a stainless steel sink and drainer with tap over and a Vaillant combination boiler fitted. There are uPVC windows and doors to the side elevation and a door leading to a storage area which has a further door to:-



SHOWER ROOM

7'00 x 6'10

A full wetroom with vinyl floor and drainer, the suite comprises fully tiled walls WC, hand wash basin with shower head fitted and single shower screen. There is a window to the side elevation.



FIRST FLOOR

LANDING

Doors leading to:-

BEDROOM ONE

17'04 x 10'10

A fabulous bedroom with windows to the front elevation

benefiting from a wonderful view over the park. There is space for a king-sized bed, access to a built-in wardrobe and a lovely exposed wood floor.



BEDROOM TWO

11'11 x 11'10

A window overlooking the rear garden with exposed wood flooring and space for a double bed.



BEDROOM THREE

12'03 x 7'11

A two casement window to the rear elevation, carpet fitted with space for double bed.



OUTSIDE

REAR GARDEN

Access via a pedestrian walkway to the side there boundary is fenced and the garden is split lawn and paving. There is access to a workshop with a window to the side.



SERVICES

Mains water, drainage, electricity and gas. None of these have been tested.

HOW TO GET THERE

From Higham Ferrers town centre proceed northbound along College Street past the parade of shops to the roundabout. Turn right onto Kimbolton Road where the property can be found on the left-hand side opposite the park.

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures

For further information on viewing call 01604 259773