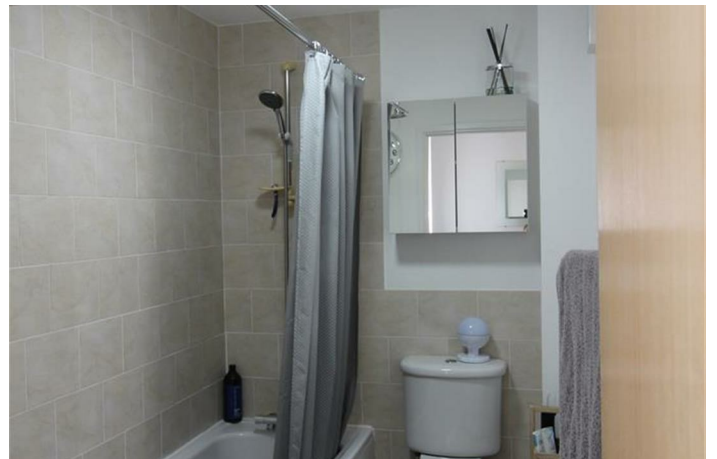




# HARWOODS

Chartered Surveyors & Estate Agents



20 Warmonds Hill, Higham Ferrers  
Northamptonshire NN10 8AR

£775 PCM

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## 20 Warmonds Hill, Higham Ferrers, Northamptonshire NN10 8AR

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A part furnished 1 bedroom 2 storey maisonette with off road parking for 1 car and situated within walking distance to the town centre of Higham Ferrers. The property comprises entrance hall, bathroom, bedroom with bedframe and bedside tables, stairs leading to 1st floor and the kitchen/living space.

Energy Efficiency Rating - Current Band C/72. Potential Band - C/76.

Council Tax Band "A"

Deposit £894 Available Now

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### Entrance Hall

Doors to bedroom and bathroom. Stairs to first floor kitchen/living space.

### Bathroom

7'4" x 5'3" (2.24m x 1.60m)

With basin, toilet and bath (with shower over bath).

### Bedroom

14'7" max x 8'11" (4.45m max x 2.72m)

Built-in wardrobe, storage cupboard and under-stairs cupboard

### First Floor - Kitchen/Living Space

16'9" max x 14'6" max (5.11m max x 4.42m max)

Vaulted ceiling with exposed ceiling timbers. Electric oven, ceramic hob, integrated fridge/freezer and integrated washer/dryer.

### Outside

Single car parking space. External store cupboard with outside tap. Small rear courtyard garden.

### Council Tax Band

North Northamptonshire Council. Council Tax Band A.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

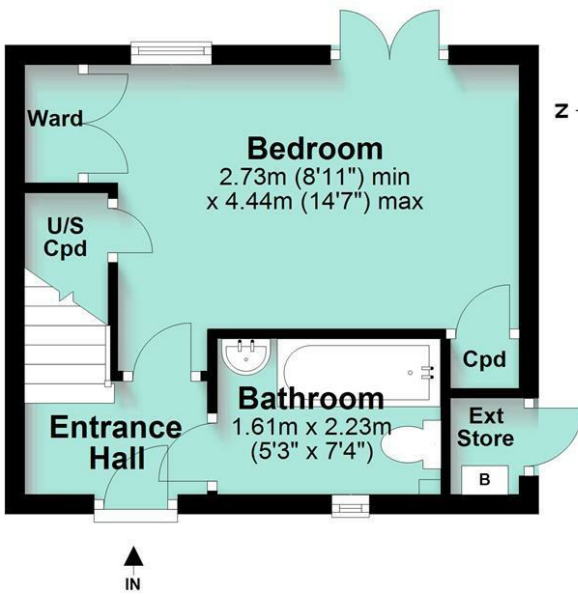
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

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## Ground Floor



## First Floor



This plan is for illustrative purposes only and intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission or mis-statement. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			72
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	