



HARWOODS

Chartered Surveyors & Estate Agents



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£1,100 PCM

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5 Saffron Road, Northamptonshire NN10 8ED

A lovely presented 2 bedroom detached home situated in the sought after town of Higham Ferrers and within 5 min walking distance to the town centre and primary school, this property is also just a short walk to Rushden Lakes Shopping Complex. The property comprises entrance hall, lounge/diner, fitted kitchen, utility room and downstairs wc, low maintenance small enclosed rear garden with off road parking. 2 double bedrooms, bathroom with roll top bath and separate shower cubicle. Unfurnished. Available now.

Energy Efficiency Rating - Current Band TBC. Potential Band TBC

Council Tax Band "B"

Deposit - £1269

[Entrance Hall](#)

[Lounge/Diner](#)

[Kitchen](#)

[Downstairs WC](#)

[Utility Area](#)

[Stairs to 1st Floor](#)

[Bedroom One](#)

[Bedroom Two](#)

[Bathroom](#)

[Low Maintenance Rear Garden & Parking](#)

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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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		

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