



Queensway, Higham Ferrers Rushden  
**£210,000** Freehold

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- An extended three-bedroom semi-detached property
- Single garage accessed by private driveway

## Ground Floor

Lounge - 20' 7" x 13' 6" (6.32m x 4.16m max)

Kitchen/Dining Room - 18' 9" x 12' 5" (5.79m x 6.25m L-Shape)

## First Floor

Bedroom One - 9' 7" x 11' 9" (2.98m x 3.64m)

Bedroom Two - 10' 7" x 13' 6" (3.28m x 4.16m)

Bedroom Three - 9' 1" x 7' 1" (2.79m x 2.16m)

Shower Room - Three-piece suite

## Outside

### Front

An open plan front garden with a range of flowering shrubs and bushes interspersed with gravelled areas.

### Rear

A notable feature to the property is the rear garden, which is mature, laid to lawn with a range of mature shrubs and herbaceous plants and trees.

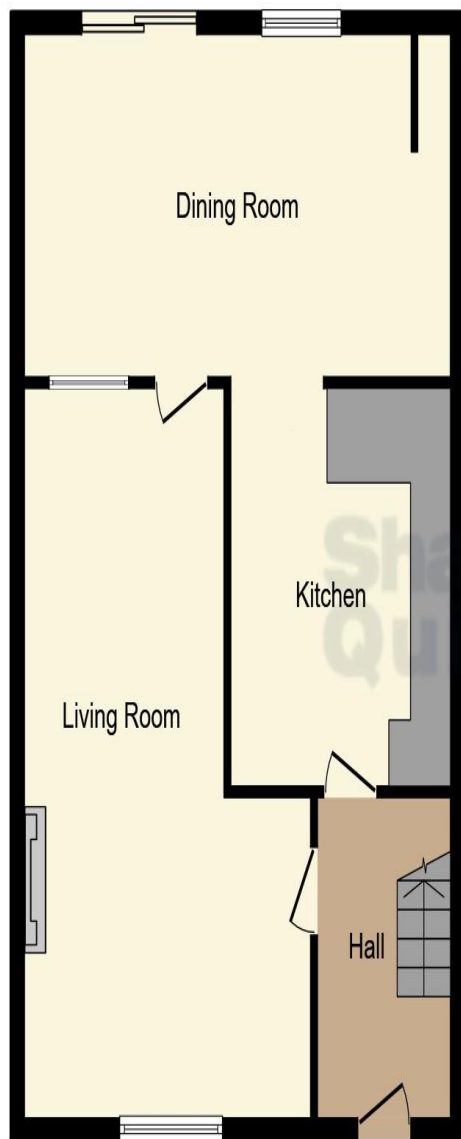




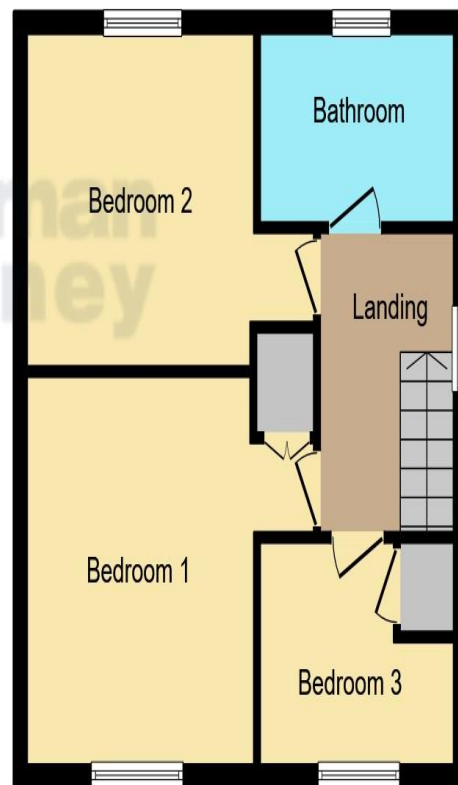
At the rear of the property is a single garage which is access by a driveway to the rear. Timber built shed. Please note that removal of the Shed and Greenhouse would make extra parking space for 3-4 vehicles.

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.'





**Ground Floor**



**First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01832 735589**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: THR103212 - 0002

