

# 36 Cunningham Close

Higham Ferrers, Northamptonshire NN10 8BS

Simpson & Weekley

***TOWN CENTRE LOCATION*** ***CHAIN FREE*** Simpson and Weekley are delighted to offer to the market this fantastic three-bedroom semi-detached family home. Ideally located in the heart of Higham Ferrers and offering easy access to lots of local amenities including shops, schools, parks and the always popular Rushden Lakes development. The home is well presented throughout and boasts ample living accommodation set over two floors and comprising in brief; Entrance hallway, lounge diner and kitchen downstairs. The first floor offers two double bedrooms, a single third bedroom and a modern shower room. The home also benefits from being offered to the market with no upper chain, gas central heating and double glazing throughout. Externally there is a enclosed private rear garden, a front garden along with a private driveway and a single garage. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D. Council Tax Band B

£235,000

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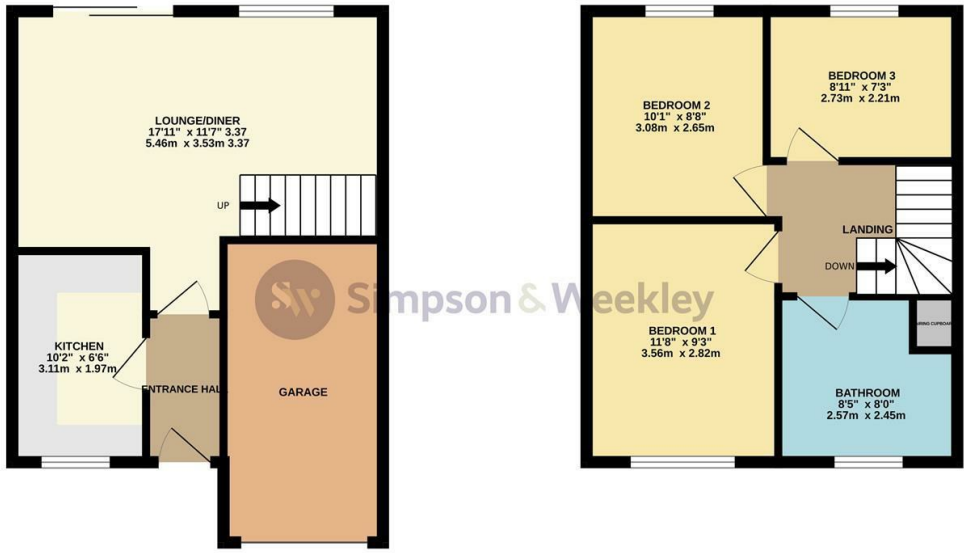




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GROUND FLOOR
419 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.

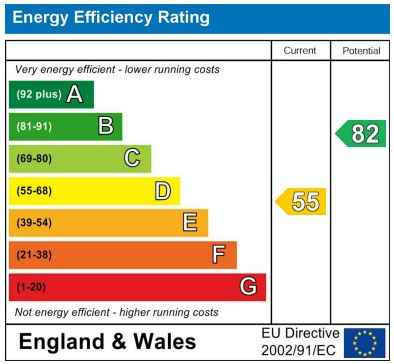



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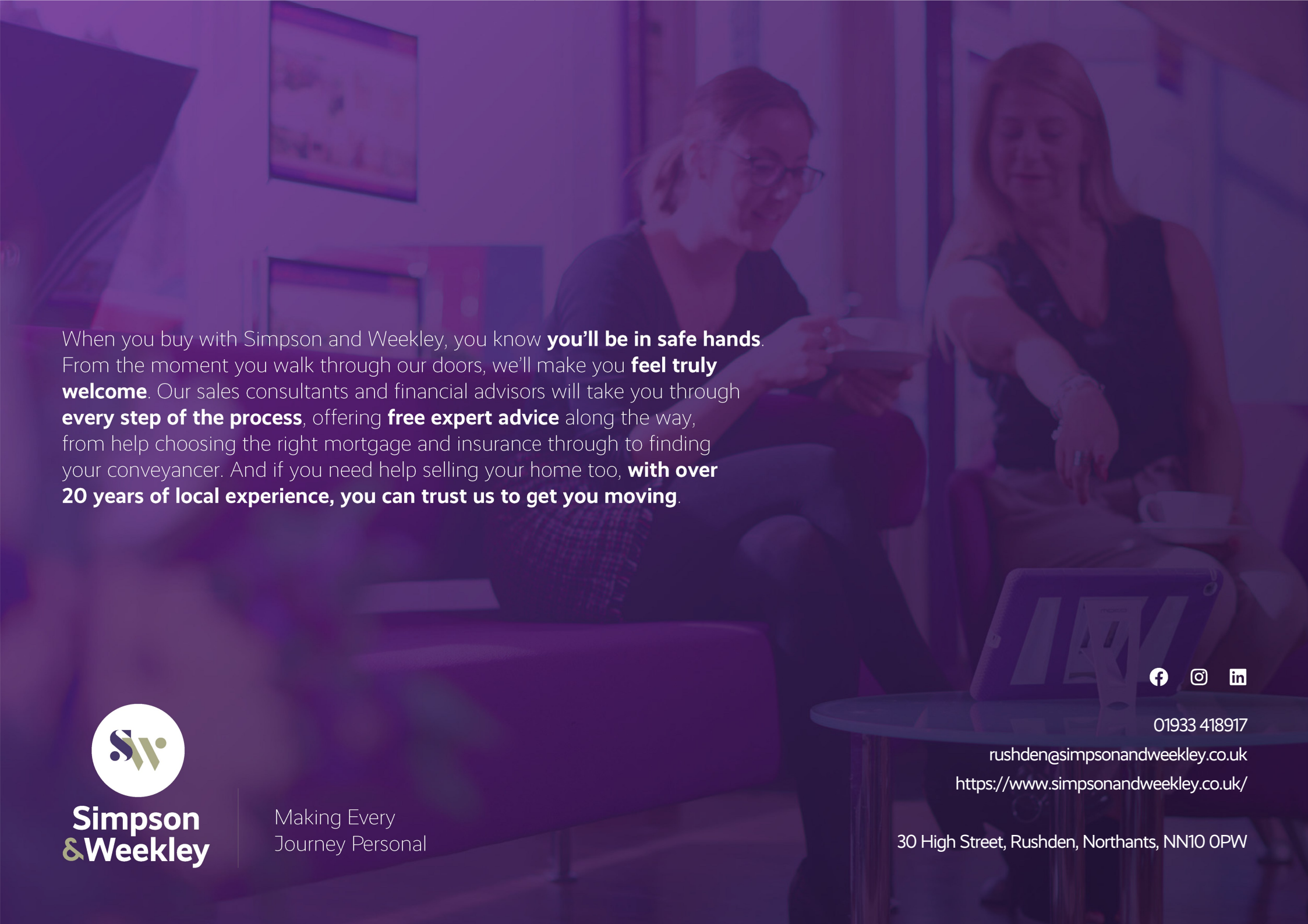
TOTAL FLOOR AREA : 809 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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