



6 Temple Court
Higham Ferrers, NN10 8NW



Simpson & Weekley

Simpson & Weekley are delighted to offer to market this immaculately presented modern two-bedroom terraced house with no onward chain, located in a small cul-de-sac location in the sought after market town of Higham Ferrers.

There is well-appointed accommodation comprising an entrance hall, cloakroom/WC, modern kitchen, and living/dining room on the ground floor, and upstairs you will find two double bedrooms and a family bathroom. The garden is very well-maintained and fence enclosed, also offering gated access to the rear where there is a single brick-built garage and one off-road parking space in front.

The property itself is positioned in a lovely quiet location, whilst being conveniently located within walking distance to the market town centre and all the amenities you could expect. There is also a variety of beautiful countryside walks and cycle paths nearby, providing access routes to an assortment of popular destinations such as Rushden Lakes Shopping Centre and Stanwick Lakes Nature Reserve.

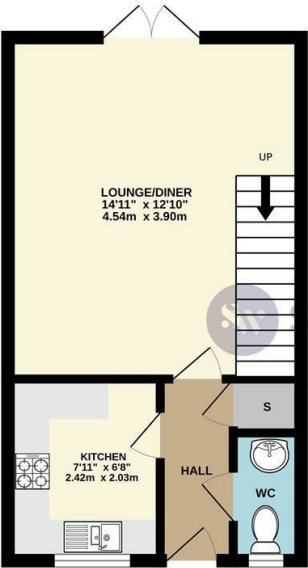
Agents note: the property tenure is freehold and there is a nominal service charge applicable for this estate. The garage tenure is leasehold with a small ground rent payable of £20 per annum.

EPC Rating C, Council Tax Band B.

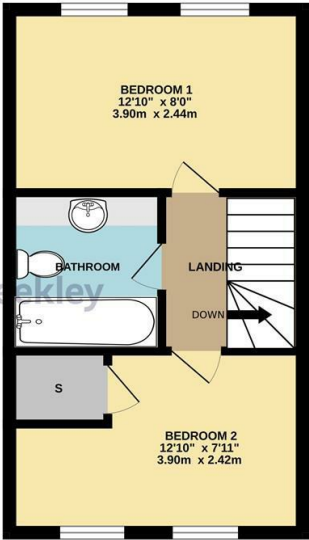
£200,000



GROUND FLOOR
292 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA: 584 sq.ft. (54.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Netopix 6/2023



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	



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