

# CHARLES ORLEBAR

Estate Agents & Auctioneers



36 Commercial Street, Higham Ferrers, NN10 8AS

Offers In Excess Of £240,000



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# 36 Commercial Street

Higham Ferrers, NN10 8AS

- 3 Bedrooms
- Can be sold furnished or unfurnished
- Walking distance to Rushden lakes and Higham High Street
- Parking for two cars
- No chain
- Ideal HMO or airbnb
- Juliette balcony
- Immaculate condition

A stylish and low-maintenance three-bedroom townhouse in the heart of Higham Ferrers, offered with NO ONWARD CHAIN and the rare benefit of allocated parking for two vehicles.

Located on Commercial Street, this modern home is ideal for a wide range of buyers, particularly those seeking multi-generational living or flexible accommodation. The layout is both practical and unique, with two bedrooms positioned on the ground floor and a further spacious bedroom on the top floor, making it perfect for teenagers, guests, or independent family members.

The property offers a contemporary feel throughout, with a finish that wouldn't look out of place in a high-end Airbnb. Light, neutral décor and a clean modern design create an inviting space ready to move straight into. The home can also be purchased furnished or unfurnished, providing excellent versatility for homeowners and investors alike.

Outside, the property benefits from a private courtyard garden, offering an easy-care outdoor space ideal for relaxing or entertaining, with minimal upkeep required.

The location is a real highlight — Higham Ferrers High Street is just a short walk away, providing local shops, cafés and amenities, while Rushden Lakes Shopping & Leisure Complex is also within easy walking distance, offering a fantastic range of retail, restaurants and entertainment.

An excellent opportunity to secure a modern, well-located home with flexible living space, parking and no chain.

Early viewing is highly recommended.

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## Hall

Bedroom 1 10'11" x 12'10" (3.33m x 3.90m)

Bedroom 3 6'8" x 10'4" (2.04m x 3.14m)

## Family Bathroom

Kitchen/Family Room 24'2" x 17'3" (7.36m x 5.25m)

## Landing

Bedroom 1 12'6" x 16'8" (3.80m x 5.08m)



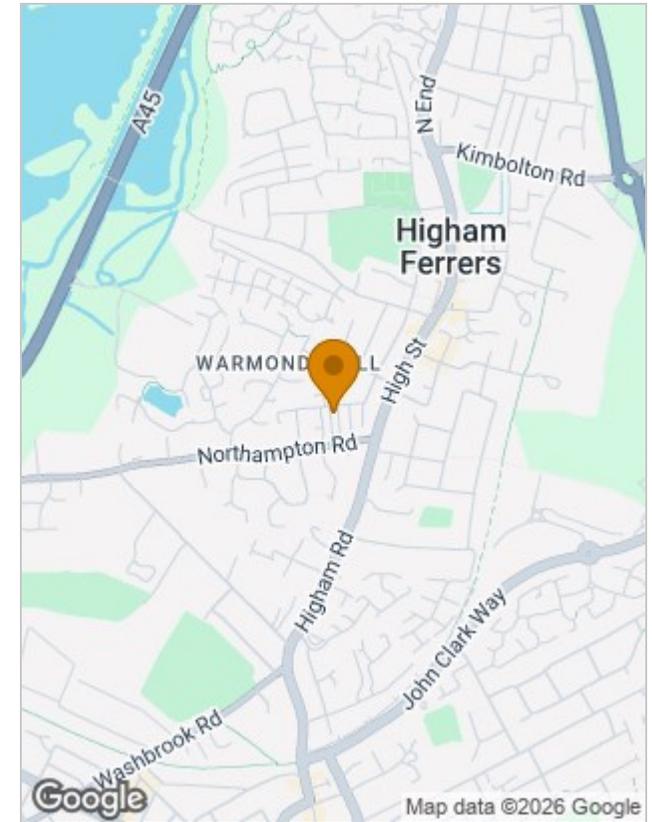




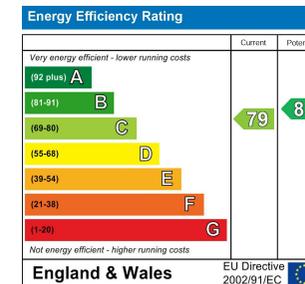
## Floor Plans



## Location Map



## Energy Performance Graph



**Council Tax Band: B**  
North Northants

**Tenure: Freehold**

## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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