



**32 College Street, Higham Ferrers  
Northamptonshire NN10 8DZ  
Price £315,000 Freehold**

**\*SOUGHT AFTER LOCATION!\*** We are delighted to have the opportunity to market this well presented, deceptively spacious home, in the heart of the historic market town, Higham Ferrers. The property boasts over 1,100 sq ft of living space. Internally the property comprises three reception rooms, three bedrooms and two bathrooms. Externally the property has a mature rear garden with a courtyard and a double garage! This home will truly impress you upon viewing so contact our office today to find out more.

- Located in the heart of Higham Ferrers
- Kitchen & Breakfast Room
- Close Access to A6, A45 and Rushen Lakes
- Energy Efficiency Rating - D59
- No Onward Chain
- Three Reception Rooms
- Backs on to Castle Fields Recreation Ground
- Three Bedrooms
- En-Suite Bathroom, Shower Room & Separate WC
- Double Garage at the Rear





### Location

This property is situated in the sought after location of Higham Ferrers backing onto Castle Fields Recreation Ground too! The property is also identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Energy Rating

Energy Efficiency Rating - D59

Certificate number - 9024-2045-3002-0774-0702

### Council Tax Band

A

### Accommodation

#### Ground Floor

##### Hall

Lounge 15'0" x 11'10" (4.58m x 3.62m)

Dining Room 15'0" x 11'11" (4.58m x 3.64m)

Kitchen 9'10" x 8'10" (3.02m x 2.71m)

Breakfast Room 9'8" x 7'5" (2.97m x 2.28m)

Utility Room 7'5" x 4'10" (2.28m x 1.48m)

Ground Floor Cloakroom / WC 4'11" x 2'9" (1.52m x 0.85m)

#### First Floor

##### Landing

Bedroom 1 12'7" x 11'11" (3.84m x 3.64m)

En-Suite Bathroom / WC 6'2" x 3'0" (1.88m x 0.92m)

Bedroom 2 12'3" x 8'9" (3.74m x 2.69m)

Bedroom 3 9'6" x 8'10" (2.92m x 2.70m)

Shower Room 11'11" x 3'10" (3.64m x 1.17m)

#### Outside

#### Front of Property

### Rear Garden

#### Double Garage 23'11" x 19'5" (7.30m x 5.92m)

Maximum internal measurement.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

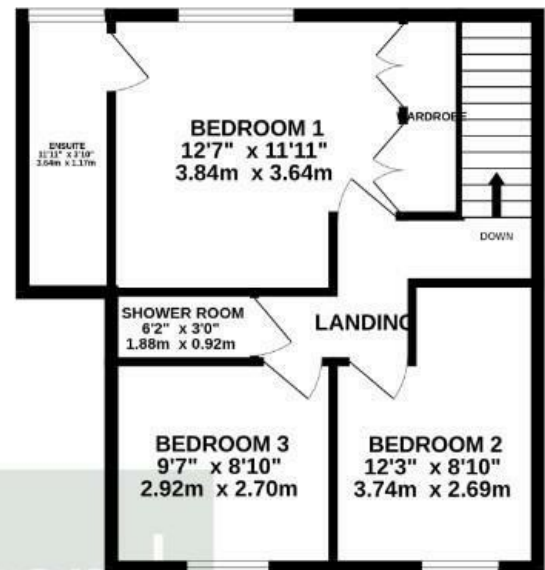
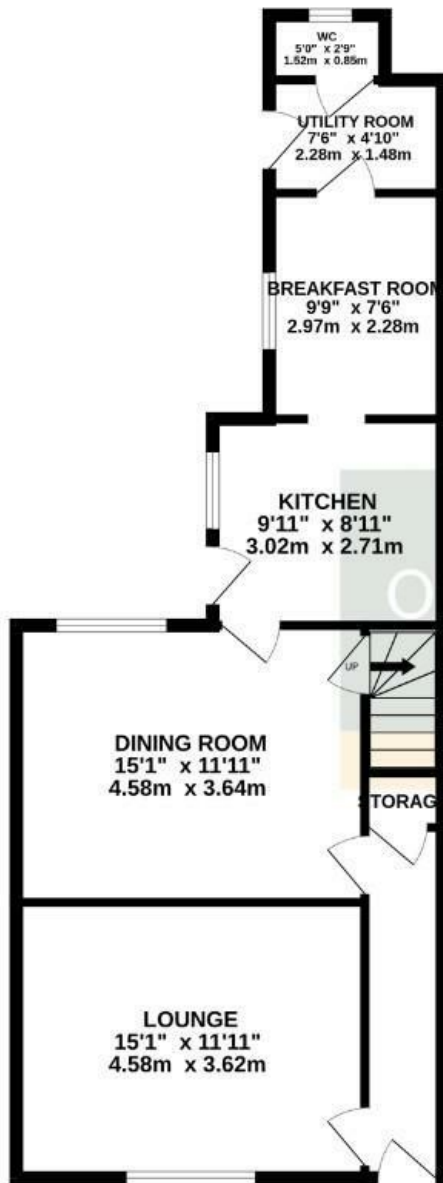






GROUND FLOOR  
650 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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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