



Total area: approx. 98.1 sq. metres (1056.0 sq. feet)

This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

## Celtic Close Higham Ferrers NN10 8NX Freehold Price £255,000

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Are you searching for a modern three bedroom home in Higham Ferrers with separate reception rooms and a single garage? Located in a cul-de-sac, this property also benefits from off road parking, a low maintenance garden, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, kitchen, three bedrooms, ensuite shower room, family bathroom, gardens to front and rear, garage and driveway.**

Enter via front door to:

#### **Entrance Hall**

Stairs rising to first floor landing, radiator, tiled floor, doors to:

#### **Cloakroom**

Comprising low flush W.C., vanity sink unit, tiled splash backs, tiled floor, radiator, window to front aspect.

#### **Lounge**

17' 8" x 10' 10" (5.38m x 3.3m)

Box bay window to front aspect, two radiators, French doors to rear aspect.

#### **Dining Room**

12' 6" x 9' 8" (3.81m x 2.95m)

Box bay window to front aspect, radiator.

#### **Kitchen**

11' 7" max x 9' 4" (3.53m x 2.84m) (This measurement includes area occupied by kitchen units)

Irregular shape. Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob, extractor hood, tiled splash backs, plumbing for washing machine, space for dishwasher, space for fridge/freezer, tiled floor, window and door to rear aspect, radiator, under stairs storage cupboard.

#### **First Floor Landing**

Window to rear aspect, radiator, loft access, doors to:

#### **Master Bedroom**

15' 3" min x 10' 11" (4.65m x 3.33m)

Window to front aspect, radiator, door to:

#### **Ensuite Shower Room**

Comprising low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, tiled floor, window to front aspect.

#### **Bedroom Two**

13' 3" x 9' 4" (4.04m x 2.84m)

Window to front aspect, radiator, airing cupboard housing hot water cylinder.

#### **Bedroom Three**

8' 1" x 7' 8" (2.46m x 2.34m)

Window to rear aspect, radiator.

#### **Bathroom**

Comprising low flush W.C., vanity sink unit, panelled bath with shower over, tiled splash backs, tiled floor, window to rear aspect, radiator.

#### **Outside**

Front - Enclosed by hedging.

Rear - Of low maintenance design comprising patio area with gravelled borders, enclosed by wooden fencing with gated rear pedestrian access leading to off road parking and:

Garage - Up and over door.

#### **Estate Management Charge**

There is a charge of approx £270.00 per annum for the upkeep of the communal areas of the estate. These details should be checked by your legal representative before exchange of contracts.

#### **Energy Performance Rating**

This property has an energy rating of TBC. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band D (£2,530 per annum. Charges for enter 2026/27).

#### **Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### **Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### **Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### **General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### **Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

