



119 Wharf Road Higham Ferrers

NN10 8BH



**Simpson & Weekley**

\*\*\*EXTENDED SEMI-DETACHED HOME\*\*\* Simpson and Weekley are delighted to offer to the market this very well presented, semi-detached home situated in the sought after market town of Higham Ferrers on the highly regarded 'Wharf Road'. Set within walking distance of the High Street and countryside walks, the property offers an idyllic location with off road parking, benefits from separate reception rooms a refitted kitchen and bathroom, gas radiator central heating and double glazing throughout. The accommodation in brief comprises entrance hall, bay fronted lounge and dining room open plan to the kitchen to the first floor and to the second floor there are two double bedrooms and a refitted shower room. Externally there is a lawned rear garden and a front garden with off road parking. An internal viewing is highly recommended to fully appreciate everything this amazing home has to offer. EPC Rating D, Council Tax Band B



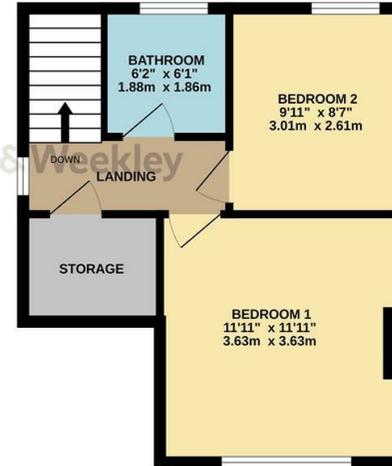
£275,000



GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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**Simpson  
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