



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.



**Meadow Walk Higham Ferrers NN10 8EL**  
**Freehold Price 'Offers in excess of' £240,000**

**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



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Offered with no chain and for the first time since the 1960's is this larger than average three bed roomed semi-detached house which requires general modernisation but does benefit from uPVC double glazing and gas radiator central heating. Inside there are separate reception rooms and a refitted shower room. Externally there is a driveway providing off road parking and a reasonably sized rear garden measuring around 50ft in length. The accommodation briefly comprises entrance hall, lounge/dining room, family room, kitchen, three bedrooms, shower room, WC, gardens to front and rear and driveway.**

Enter via front door with side screens to:

#### **Entrance Hall**

Two radiators, stairs rising to first floor landing, under stairs storage cupboard, doors to:

#### **Family Room**

19' 2" x 8' 0" (5.84m x 2.44m)  
Bay window to front aspect.

#### **Lounge/Dining Room**

22' 9" x 12' 3" narrowing to 9' 9" (6.93m x 3.73m)

#### **Lounge Area**

12' 2" max x 11' 10" (3.71m x 3.61m)

Window to rear aspect, feature fireplace, radiator, (There is a home lift fitted which can take one person from the ground floor to the first floor. This can be removed for an incoming buyer and this can be discussed further if you like the property and wish to make an offer), through to:

#### **Dining Area**

10' 5" x 9' 9" (3.18m x 2.97m)

French doors to rear aspect, radiator.

#### **Kitchen/Breakfast Room**

17' 10" x 10' 5" narrowing to 7' 2" (5.44m x 3.18m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, space for cooker, space for fridge/freezer, plumbing for washing machine, floorstanding gas boiler serving domestic central heating and hot water systems, radiator, two windows and a door to side aspect.

#### **First Floor Landing**

Loft access, doors to:

#### **Bedroom One**

12' 0" x 11' 10" (3.66m x 3.61m)

Window to front aspect, radiator, built-in cupboard.

#### **Bedroom Two**

11' 10" x 8' 11" (3.61m x 2.72m)

Window to rear aspect, radiator. (There is a home lift fitted which can take one person from the ground floor to the first floor. This can be removed for an incoming buyer and this can be discussed further if you like the property and wish to make an offer).

#### **Bedroom Three**

8' 11" x 7' 5" (2.88m x 2.26m)

Window to front aspect, radiator, a range of built-in wardrobes.

#### **Separate W.C.**

Comprising low flush W.C., window to rear aspect.

#### **Shower Room**

Comprising pedestal wash hand basin, shower cubicle, radiator, window to side aspect, airing cupboard housing hot water cylinder.

#### **Outside**

Front - Mostly lawn with borders stocked with bushes and shrubs, off road parking for two vehicles.

Rear - Patio area, mostly lawn with borders stocked with shrubs, bushes and trees, wooden shed, enclosed by fencing with side pedestrian access. Measures around 50ft in length.

#### **Energy Performance Rating**

This property's energy performance rating is F.

#### **Council Tax**

We understand the council tax is band B (£1,871 per annum. Charges for 2025/26).

#### **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.**

