



7 Linden Avenue

Higham Ferrers, Northamptonshire NN10 8ET



Simpson & Weekley

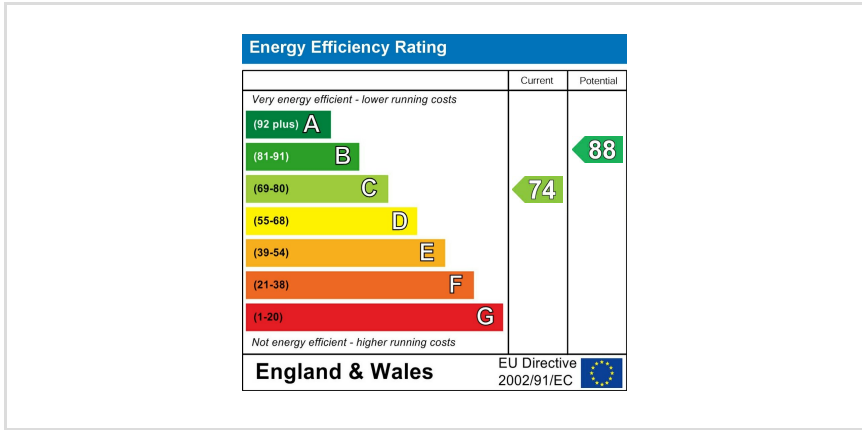
NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this very well presented three bedroom house located at the end of a cul-de-sac in the sought after market town of Higham Ferrers. The property is available immediately and briefly comprises entrance hall, downstairs WC, study/utility room, modern fitted kitchen and spacious lounge/dining room with patio doors leading to the rear garden. To the first floor there are three good sized bedrooms and white bathroom suite with shower over the bath. Outside there is an enclosed garden with patio area and shed. Viewing is very highly recommended to avoid disappointment. EPC Rating C, Council Tax Band B



£1,225 PCM

 3  1  1





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
&Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW