



**Wharf Road, Higham Ferrers NN10 8BH**

**welcome to**

## **Wharf Road, Higham Ferrers**

This Two bedroom Semi Detached home in Higham Ferrers with driveway comprises: ground floor, entrance hall, lounge, dining room and kitchen. First floor, Two bedrooms and bathroom, Garden, laid with lawn has power socket, water tap and gated access.



### Entrance Hall

Entered via double glazed door to the front aspect, double glazed window to the side aspect, stairs rising to the first floor landing, radiator and doors to all rooms.

### Lounge

11' 11" x 11' 11" ( 3.63m x 3.63m )

Double glazed bay window to the front aspect, fireplace and radiator.

### Dining Room

11' 2" x 9' 10" ( 3.40m x 3.00m )

Double glazed window to the rear aspect, radiator and opening to the kitchen.

### Kitchen

12' 6" x 8' 6" ( 3.81m x 2.59m )

Fitted kitchen comprising a range of matching wall and base units with work surfaces over, sink and drainer, splash backs, space for cooker with hood over, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to the rear aspect, radiator, central heating boiler and double glazed French doors to the rear aspect.

### First Floor Landing

Double glazed window to the side aspect, stairs rising from the entrance hall, large storage cupboard, doors to the bedrooms and bathroom.

### Bedroom One

11' 11" x 11' 11" ( 3.63m x 3.63m )

Double glazed window to the front aspect and radiator.

### Bedroom Two

9' 11" x 8' 6" ( 3.02m x 2.59m )

Double glazed window to the rear aspect and radiator.

### Bathroom

Double glazed window to the rear aspect, WC, wash hand basin, bath with electric shower over, extractor fan, aqua board and tiling, heated towel rail and access to the loft space.

### Externally

#### Front

Driveway providing off road parking for several cars.

#### Rear Garden

Laid with lawn, gated side access, outside water tap and power socket.



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## **Wharf Road, Higham Ferrers**

- SEMI DETACHED HOME
- TWO BEDROOMS
- TWO RECEPTION ROOMS
- OFF ROAD PARKING
- REAR GARDEN

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

offers over  
**£265,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RSD109970 - 0005

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