

CHARLES ORLEBAR

Estate Agents & Auctioneers



59 Patenall Way, Higham Ferrers, Northamptonshire, NN10 8PL

£270,000





59 Patenall Way

Higham Ferrers, NN10 8PL

- 3 Bedrooms
- Kitchen-breakfast room
- Ensuite to master bedroom
- Garden
- Lounge-diner
- Downstairs WC
- Off-road parking
- No chain

Situated in the market town of Higham Ferrers, this modern town house presents an excellent opportunity for families, investors and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable and versatile living.

The property boasts a toilet on all floors, ensuring convenience for all residents. The private situation with no through traffic allows for a peaceful environment to retreat to.

The location is particularly appealing, with nearby footpaths leading directly to the town centre, allowing for easy access to local amenities. Additionally, the surrounding countryside walks offer a delightful escape into nature, perfect for leisurely strolls.

There is also exciting potential to create an open-plan kitchen/dining room, as the current layout allows for this transformation, making it an ideal space for modern living.

In summary, this townhouse on School Lane is a wonderful blend of comfort, convenience, and potential, making it a must-see for anyone looking to settle in Higham Ferrers.

£270,000



Hall

WC

Kitchen/Breakfast Room

11'6" x 8'4" (3.50 (3.51) x 2.55 (2.54))

Lounge/Diner

16'1" max x 15'3" (4.90 max x 4.65)

Hallway

Bedroom 2

16'3" x 7'10" (4.95 x 2.40 (2.39))

Family Bathroom

Bedroom 3

11'6" x 8'6" (3.50 (3.51) x 2.60 (2.59))

Stairway

Bedroom 1

16'1" x 6'7" (4.90 x 2.00 (2.01))

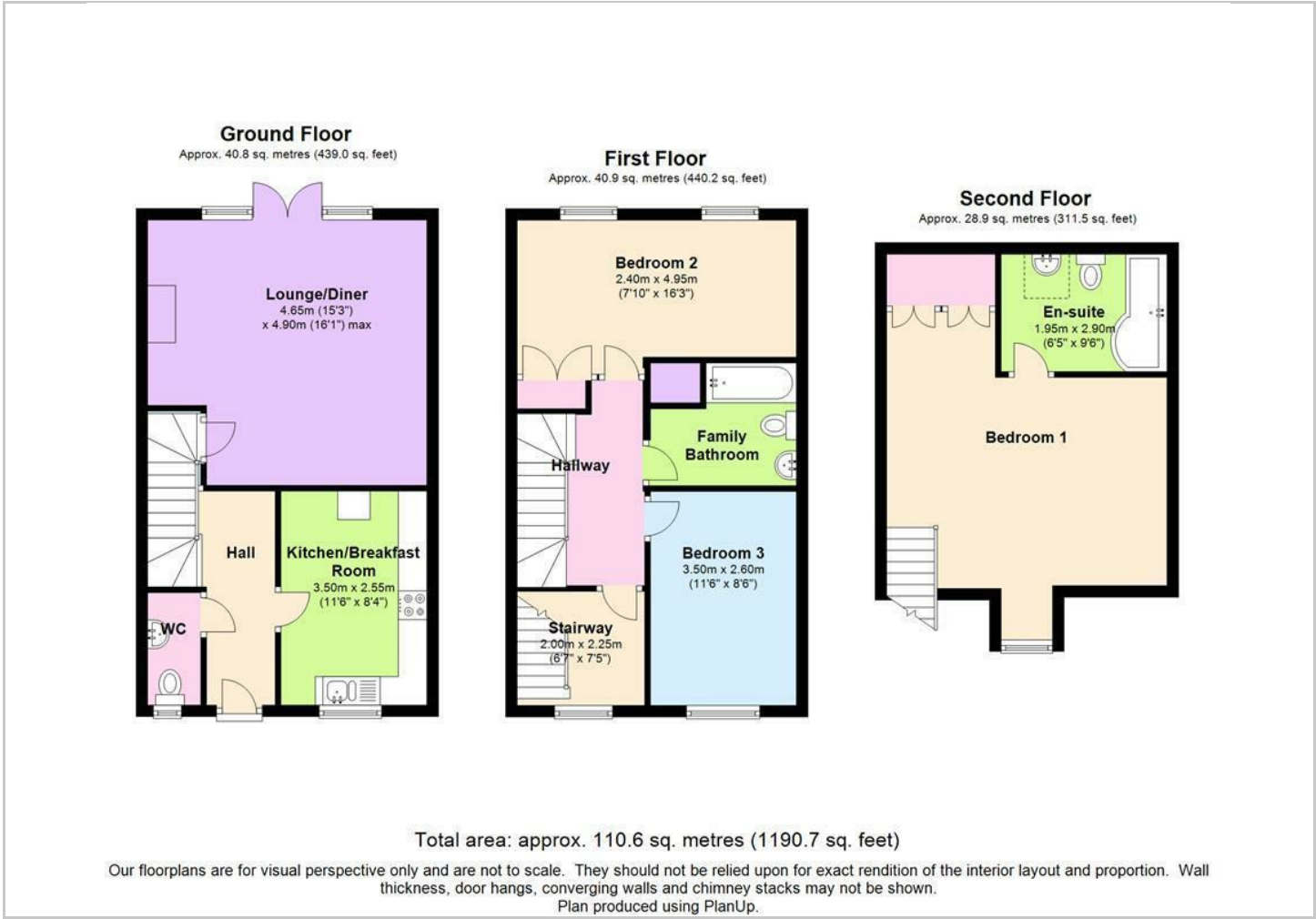
En-suite

Garden

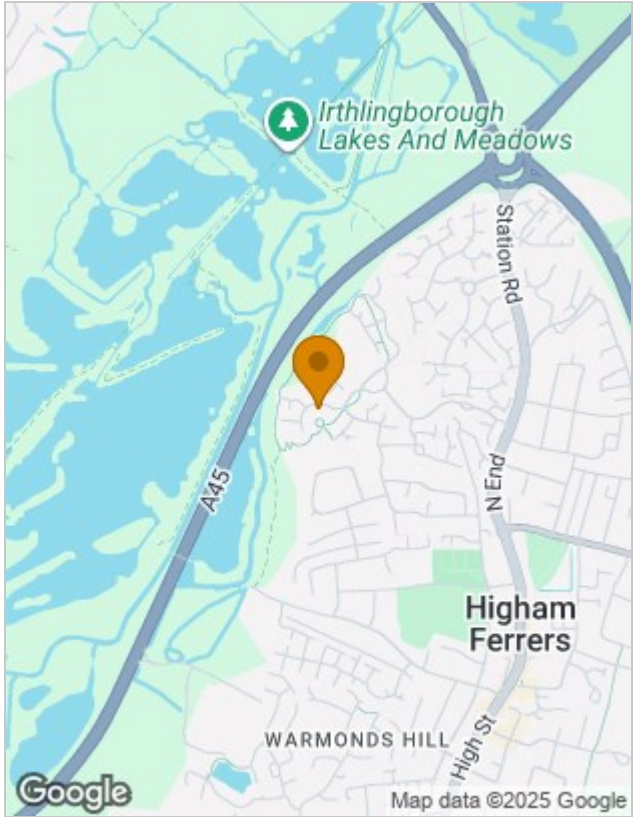




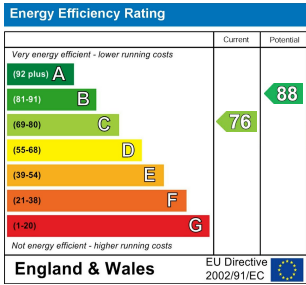
Floor Plans



Location Map



Energy Performance Graph



Council Tax Band: C
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.