



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.

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 surveyors 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 estateagents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

**Philip Way Higham Ferrers NN10 8LG**  
**Freehold Price 'Offers in excess of' £250,000**

**Wellingborough Office**   
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irlingborough Office**   
28 High Street Irlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



**Looking for a detached bungalow in Higham Ferrers with parking and no chain? This two bedroom home offers a refitted kitchen and shower room, single garage, generous garden, built-in wardrobes, gas central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, lounge, kitchen, inner hallway, two bedrooms, shower room, rear garden, garage and driveway.**

Enter via front door to:

#### **Entrance Hall**

Built-in cupboard, door to:

#### **Lounge**

16' 7" max into bay x 12' 9" max (5.05m x 3.89m)

Bay window to front aspect, radiator, through to:

#### **Kitchen**

9' 10" min x 5' 10" (3m x 1.78m) (This measurement includes area occupied by kitchen units)

Refitted to comprise stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel double oven, gas hob, extractor hood, built-in washing machine, built-in fridge/freezer, tiled splash backs, breakfast bar, window and door to side aspect, cupboard housing wall mounted gas combination boiler serving domestic central heating and hot water systems.

#### **Inner Hallway**

Loft access, doors to:

#### **Bedroom One**

10' 7" x 9' 8" (3.23m x 2.95m)

Window to rear aspect, radiator, built-in wardrobes.

#### **Bedroom Two**

8' 11" x 7' 0" (2.72m x 2.13m)

Window to rear aspect, radiator.

#### **Shower Room**

Refitted to comprise low flush W.C., pedestal wash hand basin, shower cubicle, fully tiled walls, radiator, window to side aspect.

#### **Outside**

Front - Block paved frontage and driveway providing off road parking for several vehicles.

Garage - Up and over door, window and door to side aspect.

Rear - Patio, large gravelled area, lawn with border stocked with bushes and shrubs and a conifer screen, wooden shed.

#### **Energy Performance Rating**

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

#### **Council Tax**

We understand the council tax is band C (£2,138 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.**

