

# CHARLES ORLEBAR

Estate Agents & Auctioneers



32 College Street, Higham Ferrers, NN10 8DZ

£270,000





# 32 College Street

Higham Ferrers, NN10 8DZ

- 3 Bedrooms
- Double garage
- Close to local amenities
- Requires updating
- No chain
- Some photos are virtually staged
- Sought after location
- Deceptively large

A truly deceptive Victorian terraced home on the ever-popular College Street, offering over 1,100 sq ft of accommodation and a wonderful cottage-style feel throughout.

This charming property is far more spacious than first appears, with well-proportioned rooms and a warm, inviting layout that gives it a unique character rarely found in homes of this type. While already full of charm, the property also presents excellent scope for improvement, with similar homes in upgraded condition achieving circa £325,000—making this an exciting opportunity for buyers looking to add value.

A particularly rare feature is the double garage to the rear, providing ample parking or storage—something seldom found with Victorian terraces. The property also enjoys a pleasant position backing onto open greenspace, offering a peaceful outlook and added sense of privacy.

Further benefits include no onward chain, allowing for a smoother and potentially quicker purchase.

Ideally located within walking distance of Higham Ferrers' sought-after Market Square, you'll find an array of independent bakeries, cafés, restaurants, pubs, and a monthly farmers market, all contributing to the vibrant community feel of the area.

A characterful home with space, potential, and standout features—early viewing is highly recommended.



|             |                                 |
|-------------|---------------------------------|
| Hall        |                                 |
| Living Room | 11'11" x 15'1" (3.64m x 4.59m)  |
| Living Room | 11'11" x 15'0" (3.62m x 4.58m)  |
| Kitchen     | 8'11" x 9'11" (2.72m x 3.02m)   |
| Dining Area | 9'9" x 7'6" (2.98m x 2.29m)     |
| Utility     | 4'9" x 7'5" (1.46m x 2.27m)     |
| WC          |                                 |
| Landing     |                                 |
| Bedroom 1   | 11'11" x 12'10" (3.64m x 3.91m) |
| En-suite    |                                 |
| Bedroom 2   | 8'10" x 9'7" (2.70m x 2.92m)    |
| Bedroom 3   | 8'11" x 8'9" (2.72m x 2.66m)    |
| Shower Room |                                 |





Floor Plans



Viewing

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

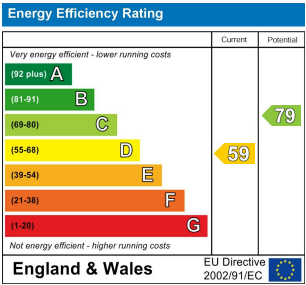
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services,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

**CHARLES ORLEBAR ESTATE AGENTS** 9-11 High Street, Rushden, Northamptonshire, NN10 9JR  
Tel: 01933313600 Email: [sales@charlesorlebar.co.uk](mailto:sales@charlesorlebar.co.uk) <https://charlesorlebar.co.uk/>

Location Map



Energy Performance Graph



**Council Tax Band:** A  
North Northants

**Tenure:** Freehold