



## 12 Philip Way, Higham Ferrers Northamptonshire NN10 8LG Price £230,000 Freehold

**\*PROJECT PURCHASE\*** A rare opportunity to purchase a 'Norfolk Thatcher' semi-detached family home, offered for sale with with no onward chain and requiring modernisation throughout, as reflected in the sensible asking price. Situated in a popular residential area, just off Wykeham Road and Elizabeth Way. Three bedrooms, bathroom/WC, landing, hall, lounge, dining room, kitchen, some double glazing and gas radiator heating (not tested). Externally, a long driveway, garage and front and rear gardens. This property will undoubtedly receive much early interest - please contact us immediately to register your interest and arrange to view.

- Project Purchase
- Offered for sale with with no onward chain
- Three bedrooms, bathroom/WC, landing, hall, lounge, dining room, kitchen, some double glazing and gas radiator heating (not tested)
- Energy Efficiency Rating - D61
- A Must View Opportunity
- Requiring modernisation throughout, as reflected in the sensible asking price
- Externally, a long driveway, garage and front and rear gardens
- A rare opportunity to purchase a 'Norfolk Thatcher' semi-detached family home
- Popular residential area
- Please contact us immediately to register your interest and arrange to view



### Location

Just off Wykeham Road and Elizabeth Way. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

B

### Energy Rating

Energy Efficiency Rating - D61

Certificate number - 3320-9123-0055-9006-1613

### Ground Floor

#### Entrance Hallway

Cupboard.

#### Ground Floor Cloakroom / WC

**Lounge 11'10" x 15'10" (3.63m x 4.83m)**

**Dining Room 8'2" x 8'4" (2.49m x 2.55m)**

Plus door recess.

**Kitchen 12'10" x 7'3" (3.93m x 2.21m)**

### First Floor

#### Landing

Loft access.

**Bedroom 1 11'10" x 15'10" (3.63m x 4.83m)**

**Bedroom 2 9'2" x 8'6" (2.81m x 2.61m)**

Airing cupboard housing gas fired boiler - not tested.

**Bedroom 3 9'1" x 7'1" (2.78m x 2.16m)**

**Bathroom / WC 6'5" x 5'7" (1.97m x 1.72m)**

Cupboard.

### Outside

#### Front

#### Front Garden

### Driveway Parking

To the side of the property.

### Single Garage

### Rear Garden

Side gated access. Fully enclosed.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

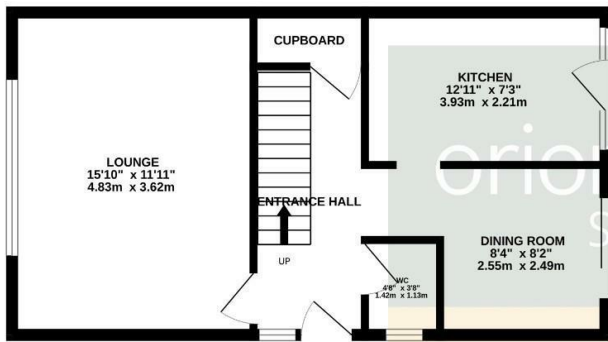
### Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).

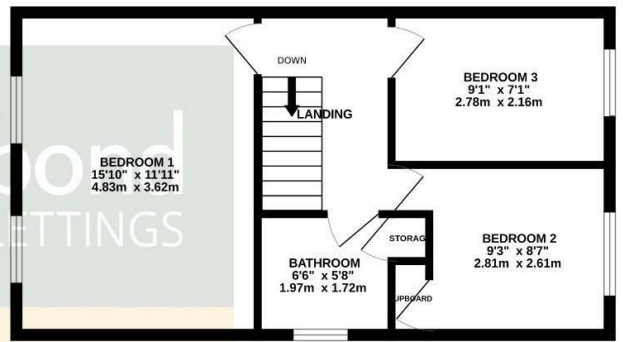




GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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