

# CHARLES ORLEBAR

Estate Agents & Auctioneers



32 College Street, Higham Ferrers, NN10 8DZ

£270,000



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£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



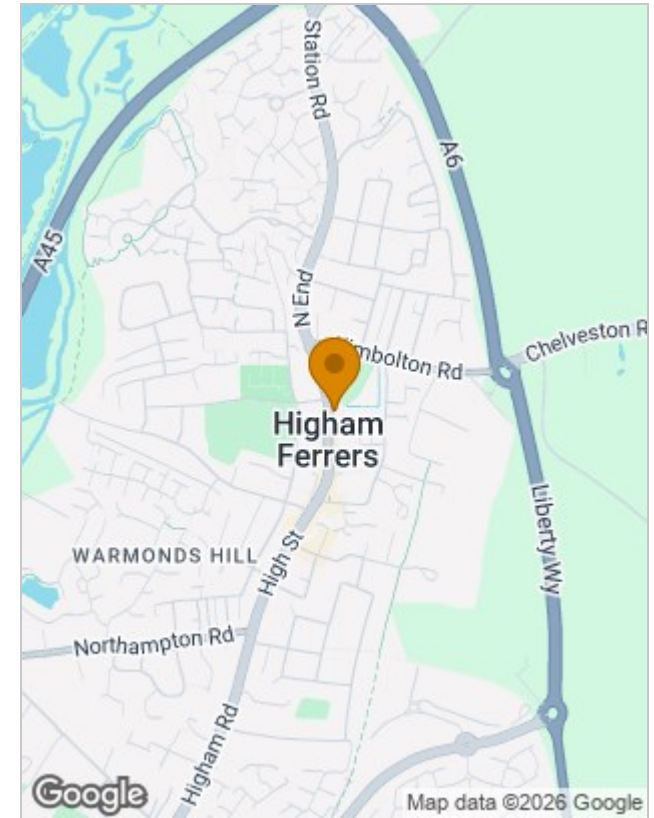
## Viewing

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

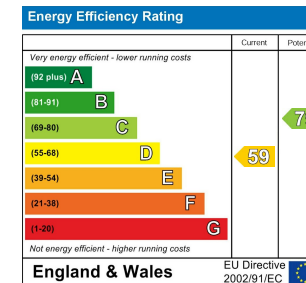
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## Location Map



## Energy Performance Graph



**Council Tax Band: A**  
North Northants

**Tenure: Freehold**