



14 Heron Close

Higham Ferrers, Northamptonshire NN10 8LN



Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this very well presented modern three bedroom house located in a cul-de-sac on the outskirts of Higham Ferrers. The property will be available around the middle of August and briefly comprises entrance hall, downstairs cloakroom, modern fitted kitchen/breakfast room with integrated appliances and spacious lounge/dining room with French doors leading to the rear garden to the ground floor. To the first floor there are three bedrooms, the master having an en-suite shower room and built in wardrobes. The second bedroom also benefits from fitted wardrobes. A third bedroom and a modern family bathroom with shower over the bath complete the accommodation. To the rear of the property is an enclosed garden which is not overlooked to the rear. Further benefits include gas radiator central heating, full Upvc double glazing and two off road parking spaces. Viewing is very highly recommended to avoid disappointment. EPC Rating Ordered. Council Tax Band C.

£1,250 PCM



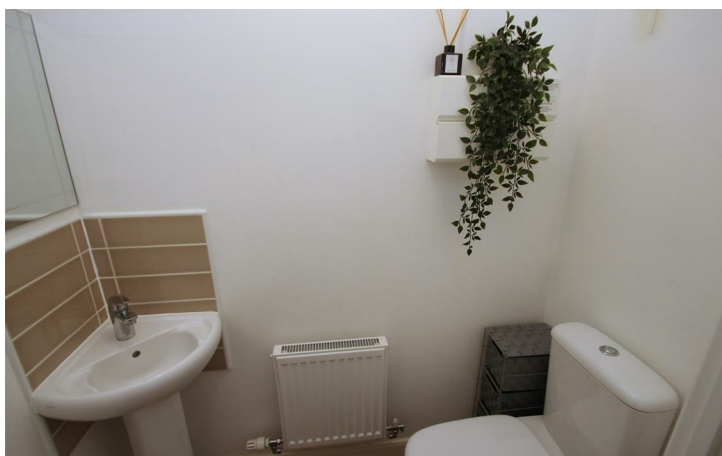
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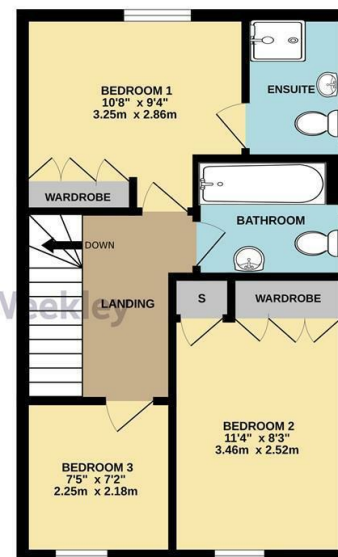


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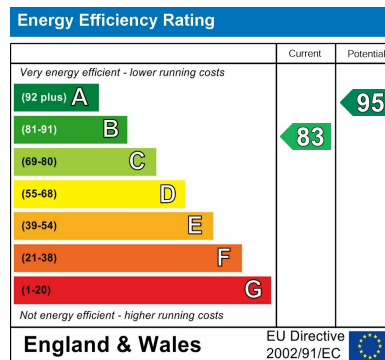
GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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