



78 Wharf Road  
Higham Ferrers, NN10 8BH



**Simpson & Weekley**

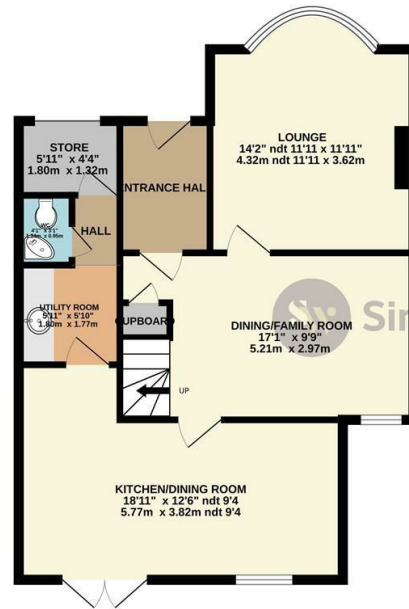
Set on the highly regarded 'Wharf Road', ideally located within walking distance of both the High Street and open countryside, this bay fronted property has been extended over the years to now provide four well proportioned bedrooms and create three reception areas in addition to a utility room and ground floor cloakroom. Upon entering the property you are greeted with a sympathetically tiled entrance hall in keeping with the age of the property which leads you into the heart of the ground floor accommodation - a reception room currently used as a second sitting room with stairs to the first floor and doors to a bay fronted living room with a cosy log burner and the open plan kitchen/dining room with French doors to the garden. Completing the ground floor accommodation is a utility room, cloakroom and rear door to a store area with roller shutter door to the front of the property. To the first floor the landing comes with doors to a four piece refitted family bathroom and four bedrooms. Externally the enclosed rear garden has a paved patio and lawned garden and the low maintenance front garden provides off road parking for several cars. To the bottom of the road you will find miles of open countryside with walking routes that can even lead you to Rushden or Stanwick Lakes, the top of the road takes you to the High Street where you will find a Co-op and a number of independent retailers and the historical market square that still to this day holds a farmers market once a month. There are also parks, schools and a doctors surgery all nearby. Further benefits include gas radiator central heating and double glazing throughout. EPC Rating C, Council Tax Band D

£350,000

 4    2    2



GROUND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR  
556 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.7 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01933 418917

[rushden@simpsonandweekley.co.uk](mailto:rushden@simpsonandweekley.co.uk)

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30 High Street, Rushden, Northants, NN10 0PW