



27 Gardenfield

Higham Ferrers, Northants NN10 8LP



Simpson & Weekley

Offered to the market with no upward chain is this individually built, detached bungalow set in the sought after market town of Higham Ferrers. Originally built as a three bedroom bungalow, the property has been altered into a two bedroom home and now boasts a spacious kitchen/breakfast room in addition to a large L-shaped lounge/dining room, there are two double bedrooms with an en-suite wet room to the master bedroom, a family bathroom and utility room. Externally the established rear garden has a good degree of privacy and side access to the double garage that has been fully plastered and floored with skylight windows and a window to the side, the garage still retains the garage doors for anyone to easily convert back to be used as a garage. The front garden has boundary brick walling and off road parking leading to the double garage. A fantastic property, ready to move into whilst also offering potential for further improvements and possible extensions. Rushden lakes, the High Street, schools and shops are all within walking distance whilst the A45 and A6 are also easily accessible providing routes to the larger towns of Wellingborough and Bedford where direct trains from their relevant stations can see you arriving in London well within an hours journey. EPC Rating D, Council Tax Band D



Asking Price £450,000



GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (118.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of glass, doors, stairs 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.
Made with Metreapp (2020)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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