Celtic Close Higham Ferrers

richard james

www.richardjames.net



Total area: approx. 87.3 sq. metres (939.6 sq. feet)













Celtic Close Higham Ferrers NN10 8NX

Freehold Price 'Offers in region of' £250,000

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

Wellingborough Office
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office
74 High Street Rushden
Northants NN10 0PQ
01933 480480

The Property Ombudsman
relocation agent network

Offered to the market with no upward chain and situated in a cul-de-sac location within walking distance of Henry Chichele Primary school is this modern three bedroomed family home which would make an ideal first time purchase. Further benefits include off road parking, a single garage, separate reception rooms, ensuite shower room, built-in wardrobes to two bedrooms, uPVC double glazing and gas radiator central heating. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen, cloakroom, three bedrooms, en-suite shower room, family bathroom, rear garden, garage and driveway.

Enter via front door to:

Entrance Hall
Stairs rising to first floor landing, radiator, doors to:

Cloakroom
Comprising low flush W.C., vanity sink unit, tiled splash backs, radiator, window to front aspect.

Lounge
15' 9" x 10' 0" (4.8m x 3.05m)
Window to front aspect, two radiators, French doors to rear aspect, feature electric fireplace, T.V. point.

Dining Room
10' 7" max x 8' 5" (3.23m x 2.57m)
Window to front aspect, radiator.

Kitchen
15' 10" min x 7' 0" (4.83m x 2.13m) (This measurement includes area occupied by kitchen units)
Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled splash backs, window and door to rear aspect, tiled floor, under stairs storage cupboard, radiator.

First Floor Landing
Loft access, window to rear aspect, doors to:

Bedroom One
14' 4" x 8' 10" (4.37m x 2.69m)
Window to front aspect, radiator, built-in wardrobe, door to:

Ensuite Shower Room
Comprising low flush W.C., vanity sink unit, shower cubicle, tiled splash backs, radiator, window to rear aspect, shaver point, extractor.

Bedroom Two
10' 0" x 9' 1" (3.05m x 2.77m)
Window to front aspect, radiator, built-in wardrobe, airing cupboard housing hot water cylinder.

Bedroom Three
7' 0" x 6' 3" (2.13m x 1.91m)
Window to rear aspect, radiator.

Family Bathroom
Comprising low flush W.C., vanity sink unit, panelled bath with shower attachment, tiled splash backs, window to rear aspect, extractor, radiator.

Outside
Front - Enclosed by low level hedging.

Rear - Patio, lawn, wooden shed, enclosed by wooden fencing and brick walling with gated rear pedestrian access leading to driveway providing off road parking for one car.

Garage - Up and over door, power and light connected. Measures approx. 17' 3" x 9' 0" internally.

Estate Management Charge
There is a charge of approx £160.00 per annum for the upkeep of the communal areas of the estate. These details should be checked by your legal representative before exchange of contracts.

Energy Performance Rating
This property has an energy rating of C. The full Energy Performance Certificate is available upon request.

Council Tax
We understand the council tax is band C (£2,249 per annum. Charges for 2026/27).

Agents Note
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website – www.richardjames.net

Mortgages
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.













www.richardjames.net