



6 Mill Fields

Higham Ferrers, Northamptonshire NN10 8ND



Simpson & Weekley

****GARAGE AND PARKING**** Simpson and Weekley are delighted to present this superb two double-bedroom home, ideally positioned within the highly sought-after market town of Higham Ferrers.

The accommodation is arranged over two floors. The ground floor comprises an entrance hall, cloakroom/WC, re-fitted kitchen, and spacious living/dining room, and to the first floor are two double bedrooms together with a separate bathroom. Externally, the property boasts a lovely large rear garden, predominantly laid to lawn, providing an ideal space for outdoor enjoyment. Further benefits include a single garage and off-road parking for two cars.

Higham Ferrers is a picturesque and historic market town nestled in the heart of Northamptonshire, offering a vibrant high street with a wide range of everyday amenities. The popular Rushden Lakes Shopping Centre is just a short drive away, providing an extensive choice of shops, restaurants, leisure facilities and scenic countryside walks. For commuters, there are excellent road links via the A6 and A45.

EPC Rating C, Council Tax Band B

£230,000



2



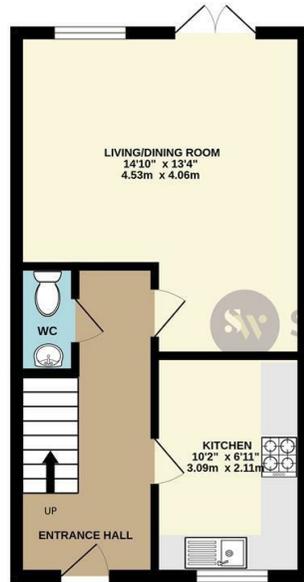
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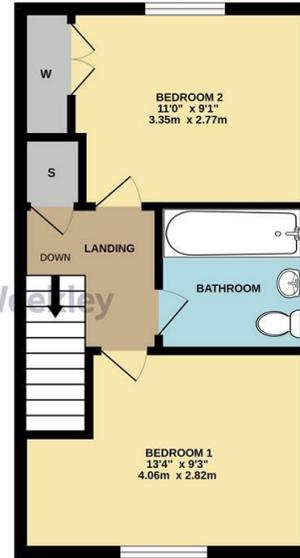
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GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (61.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained here, measurements of doors, windows, doors 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) A | | 92 |
| (81-91) B | | |
| (69-80) C | 72 | |
| (55-68) D | | |
| (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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