



**36 Kings Avenue, Higham Ferrers  
Northamptonshire NN10 8LA  
Price £215,000 Freehold**

Situated in the sought after market town of Higham Ferrers is this very appealing and well presented family home, boasting two double bedrooms, large loft space, first floor modern bathroom/shower room/WC, landing, hall, lounge, modern kitchen, utility room, ground floor cloakroom/WC, conservatory and a very large, fully enclosed, south facing rear garden. The property would make an ideal first time purchase, family home or buy to let investment and is well placed for access onto the A6, A45 and not far from the Rushden Lakes Development. Immediate viewing advised.

- All Local Amenities Within Walking Distance
- Two Double Bedrooms, Large Loft Space
- Modern Kitchen, Utility Room, Ground Floor Cloakroom/WC
- Energy Efficiency Rating - TBC - Ordered
- Close Links to the A6 & A45
- Modern First Floor Bathroom / Shower Room / WC
- PVC double glazing and gas radiator central heating - via a modern boiler
- Ideal First Time Purchase or Buy to Let
- Lounge
- Large, South Facing Rear Garden



### Location

Off Upper Kings Avenue and North End / Windmill Banks. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

A

### Energy Rating

Energy Efficiency Rating - TBC - Ordered

Certificate number - TBC - Ordered

### Accommodation

#### Ground Floor

Hall, Lounge, Kitchen, Utility Room, Ground Floor Cloakroom/WC and Conservatory.

#### First Floor

Two double bedrooms, large loft space, first floor modern bathroom/shower room/WC and landing.

### Outside

Front forecourt. Side gate to rear garden. Large, south facing, enclosed rear garden.

### Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit [www.mike-neville.co.uk/privacy](http://www.mike-neville.co.uk/privacy)

### Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the

property. Any appliances mentioned have not been tested by ourselves.

### Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

### Money Laundering Regulations 2017

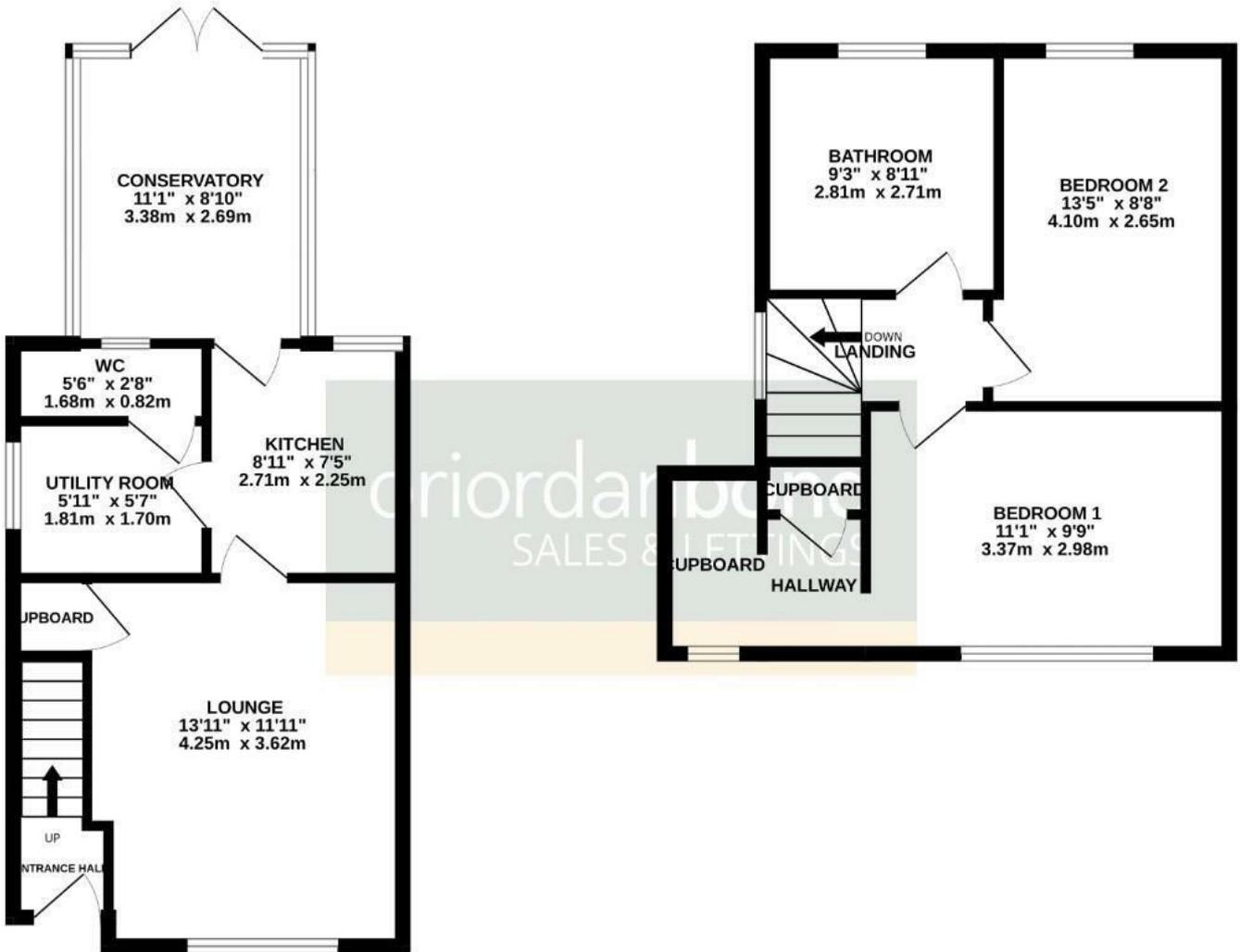
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.3 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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