



22 Oaks Drive

Higham Ferrers, Northamptonshire NN10 8EY



**Simpson & Weekley**



Offered to the market with no upward chain is this well presented, three bedroom semi-detached house. With accommodation now stretching behind the garage providing a utility area and a light and airy open plan lounge/dining room this well presented residence provides an ideal family home located in a sought after area. Schools, parks, the High Street and the market square where farmers markets still take place once a month, are all within walking distance and the A45 and A6 are easily accessible providing routes to Wellingborough or Bedford where direct trains will see you arriving into London St Pancras well within an hours journey. The accommodation in brief comprises entrance hall, lounge/dining room and kitchen to the ground floor. The first floor has three bedrooms and a family bathroom and externally there is an enclosed rear garden benefitting from the house being set on a corner plot and a front garden providing off road parking and access to a single garage.

EPC Rating C. Council Tax Band B

£269,995



3



1



2



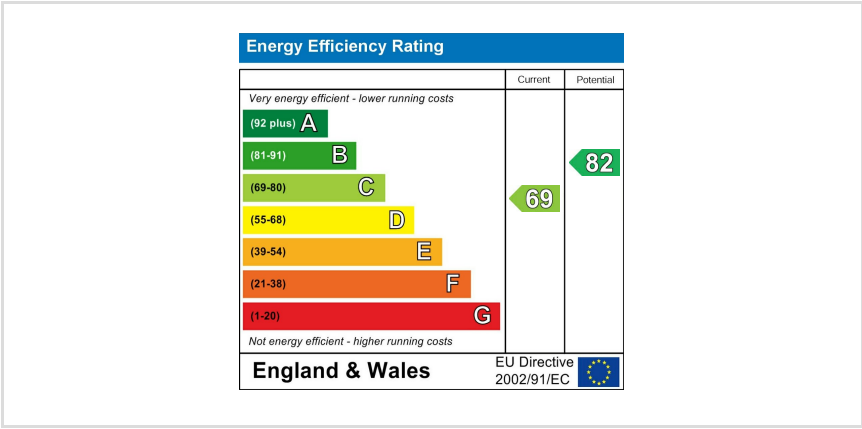
Simpson & Weekley



TOTAL FLOOR AREA: 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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