



41 Patenall Way

Higham Ferrers, Northants NN10 8PL

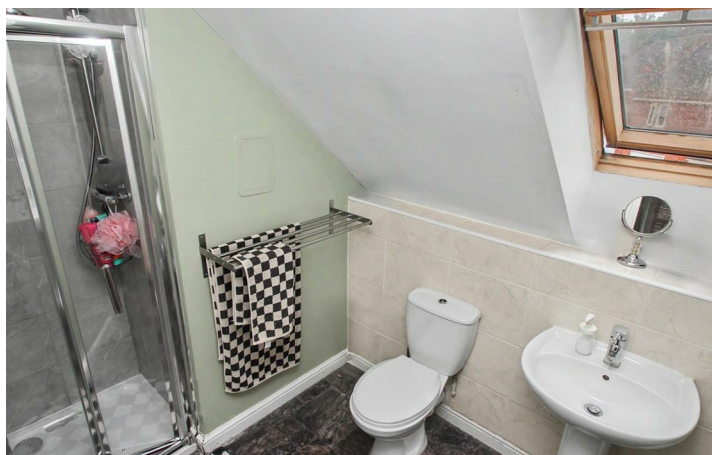


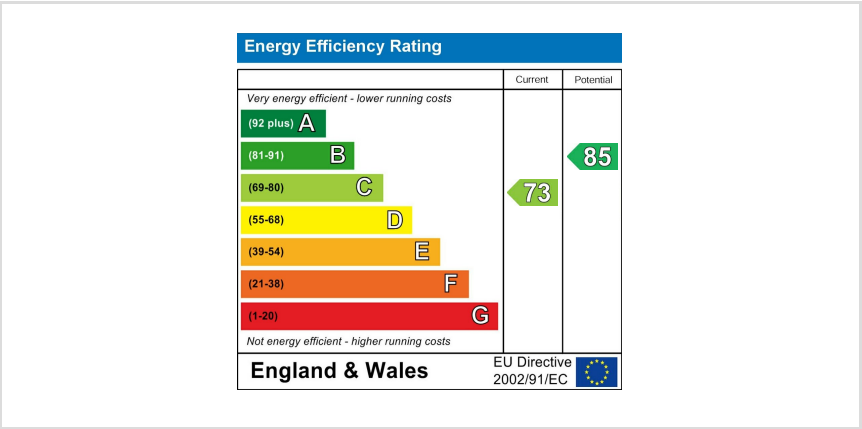
Simpson & Weekley

NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this spacious and well presented modern three storey townhouse located in a popular residential area of Higham Ferrers. Available around the middle of October, this lovely home briefly comprises entrance hall, downstairs WC, modern fitted kitchen and spacious lounge/dining room to the rear of the property with French doors leading to the rear garden. To the first floor there are two double bedrooms and modern family bathroom suite and to the second floor there is the master bedroom with built in wardrobes and modern en-suite shower room. Outside there is an enclosed rear garden and one allocated off road parking space. The property will be available around the middle of October and viewing is very highly recommended to avoid disappointment. EPC Rating C. Council Tax Band C



£1,195 PCM





When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Weekley**

Making Every
Journey Personal



01933 418917

rushden@simpsonandweekley.co.uk

<https://www.simpsonandweekley.co.uk/>

30 High Street, Rushden, Northants, NN10 0PW