



131 Wharf Road

Higham Ferrers, Northamptonshire NN10 8BH



**Simpson & Weekley**

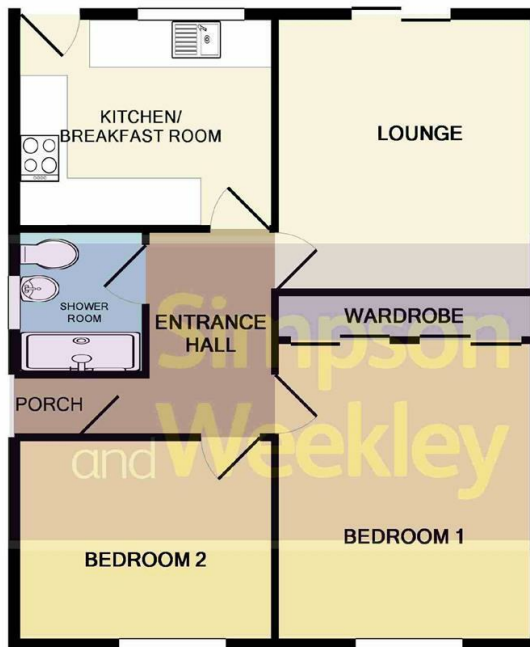
\*\*\*NEW INSTRUCTION\*\*\* Simpson & Weekley Lettings are delighted to offer this lovely two bedroom semi detached bungalow situated on the popular Wharf Road in Higham Ferrers and ideally located close to country walks, the town centre and offering good access to the A45, A6 and Rusden Lakes. The property is offered in excellent condition throughout and benefits from gas radiator central heating, full Upvc double glazing and driveway providing off road parking. The accommodation in brief comprises entrance hall, lounge/dining room with patio doors leading to the rear garden, two bedrooms, the master having fitted wardrobes and a modern shower room with walk in shower. Further benefits include a paved frontage providing off road parking and good sized rear garden. Available around the beginning of August, viewing is very highly recommended to avoid disappointment. EPC Rating D. Council Tax Band B



£1,250 PCM

2 1 1





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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