



**9 Bede Close, Higham Ferrers  
Northamptonshire NN10 8LT  
Offers Over £265,000 Freehold**

**\*NEW INSTRUCTION\* \*CONTACT OURSELVES FOR YOUR EARLY VIEWING\*** We are delighted to offer for sale this modern home, located in the picturesque Market Town of Higham Ferrers, with incoming residents sure to enjoy a peaceful neighbourhood, while still being within easy reach of local amenities, schools, and transport links. Boasting three double bedrooms, a modern shower room/WC, hall, lounge, kitchen/dining room, conservatory with insulated roof, inner hall, fully enclosed rear garden, with private rear outlook, garage and off road parking for two vehicles. An ideal purchase for first time buyers, someone downsizing, buy to let and a young family. Contact our office today to arrange an early viewing.

- Short / No Onward Chain
- Immediate Viewing Advised - Priced to Sell
- Lounge, Kitchen/Dining Room and Conservatory
- EPC - ordered
- Cul-De-Sac Location
- Three Bedrooms
- Garage And Off Road Parking
- Rarely Available
- Shower Room / WC
- Fully Enclosed Rear Garden



### Location

Bede Close can be found off William Steele Way. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

### Council Tax Band

C

### Energy Rating

Energy Efficiency Rating - TBC - EPC ordered

Certificate number - TBC - EPC ordered

### 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.

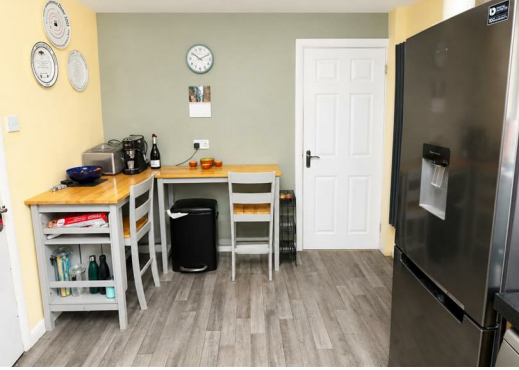
### Floorplans

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.

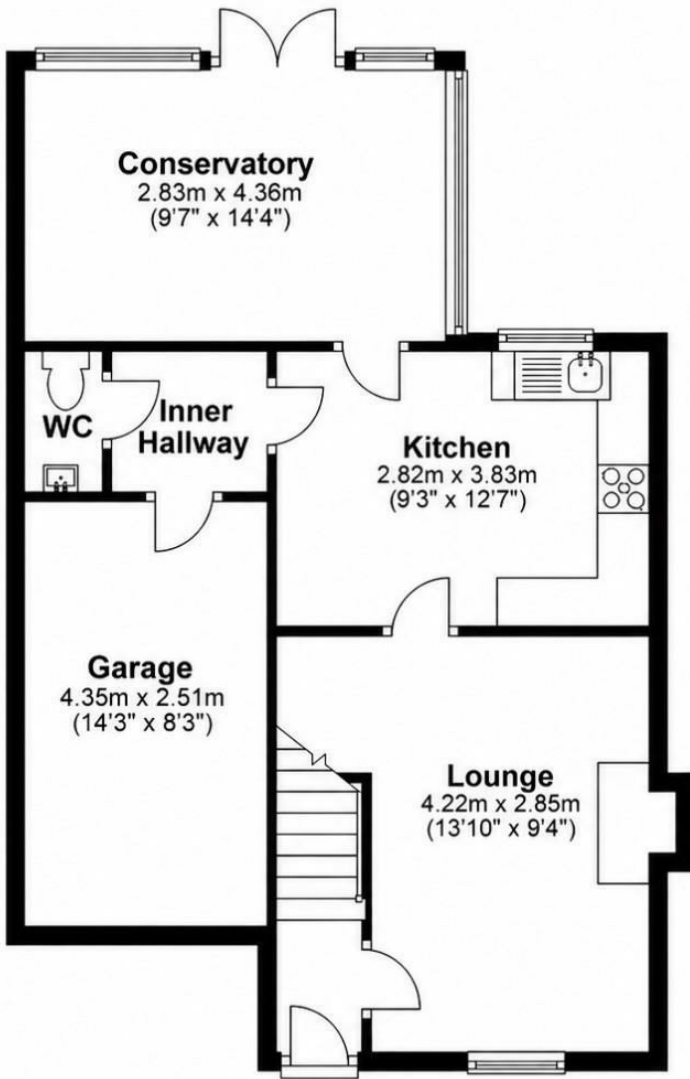
### Money Laundering Regulations 2017

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



## First Floor

