

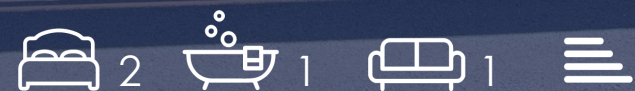
CHARLES ORLEBAR

Estate Agents & Auctioneers



14 College Street, Higham Ferrers, NN10 8DZ

£260,000





14 College Street

Higham Ferrers, NN10 8DZ

- 2 Double bedrooms
- Grade II listed
- Kitchen/breakfast room with island and stable door
- Log burner
- No chain
- Walking distance to amenities
- Summer house
- Character features throughout

Occupying a sought-after position in the heart of the historic market town of Higham Ferrers, this charming Grade II Listed stone cottage is brimming with character and offered to the market with no onward chain.

Beautifully showcasing a wealth of original features throughout, the accommodation includes two generous double bedrooms and a welcoming living space centred around an impressive feature fireplace with inset log burner, creating a cosy focal point for the home. Exposed beams, feature windows, stable door and an abundance of period charm combine to provide a warm and inviting atmosphere rarely found in modern properties.

Outside, the property enjoys a surprisingly good-sized rear garden, perfect for relaxing or entertaining, complete with a charming summer house offering additional versatility.

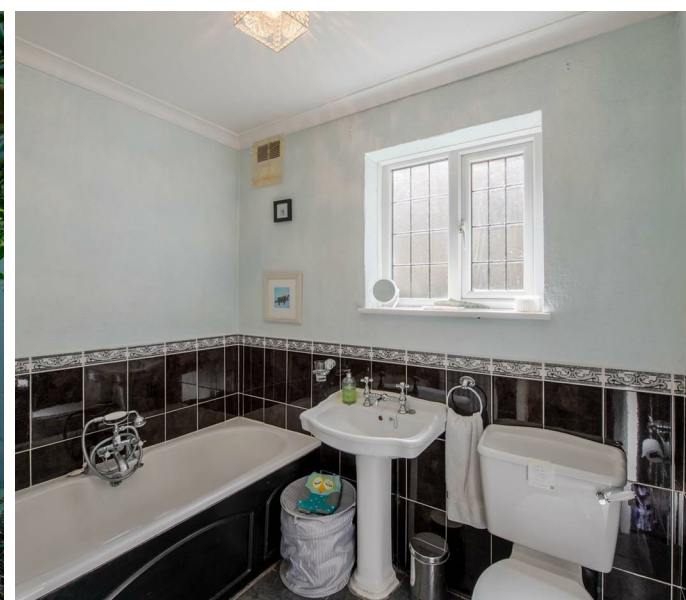
The location is one of the property's greatest assets. Just a short stroll from the bustling Market Square, residents can enjoy Higham Ferrers' popular monthly farmers' market, independent shops, bakery, butcher, fruit and vegetable store, cafés, pubs and restaurants. Also within walking distance are Parks, schools, nurseries, doctors' surgery, dentists and regular bus routes, making day-to-day living incredibly convenient.

A delightful character home in a prime town-centre setting, offering history, charm and convenience in equal measure. Early viewing is highly recommended.

£260,000



Porch	3'0" x 3'9" (0.92m x 1.14m)
Hall	17'9" x 2'5" (5.41m x 0.73m)
Lounge/Diner	14'0" x 19'6" (4.26m x 5.94m)
Bathroom	7'10" x 5'5" (2.38m x 1.66m)
Kitchen/Breakfast Room	8'10" x 10'8" (2.70m x 3.24m)
Landing	2'9" x 14'8" (0.85m x 4.48m)
Bedroom 1	13'10" x 9'2" (4.21m x 2.80m)
Bedroom 2	8'7" x 11'1" (2.61m x 3.37m)

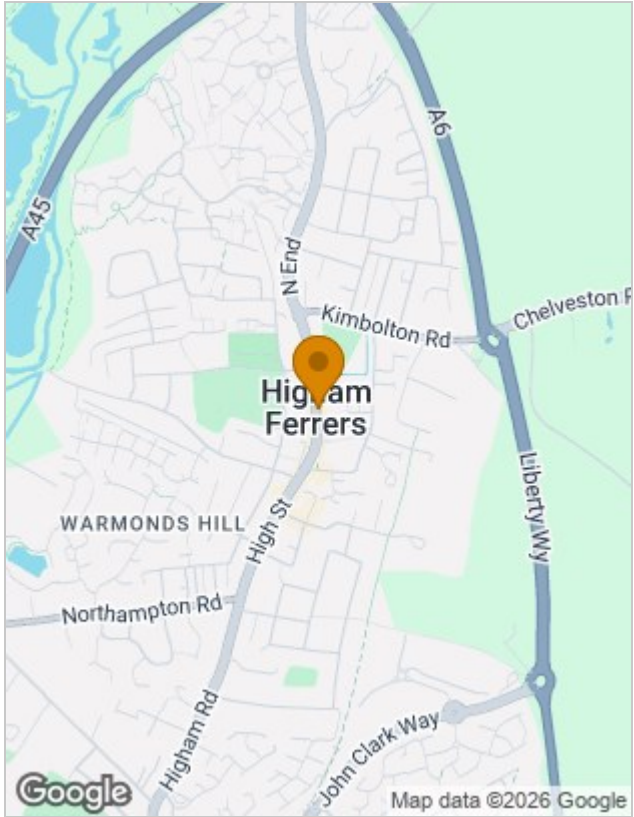




Floor Plans



Location Map



Energy Performance Graph

Council Tax Band: B
North Northants

Tenure: Freehold

Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

CHARLES ORLEBAR ESTATE AGENTS 9-11 High Street, Rushden, Northamptonshire, NN10 9JR
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>