



**67 Kimbolton Road, Higham Ferrers
Northamptonshire NN10 8HL
Price £250,000 Freehold**

We, the Sole Selling Agents, are delighted to offer for sale this rarely available bay fronted Victorian end of terrace home, which, without question, has to be viewed to be fully appreciated, especially in terms of the overall space, condition and charming feeling on offer throughout. Situated in a sought after residential area, within comfortable walking distance of the Castle Fields recreation ground, local amenities and schools for all ages. Two double bedrooms, spacious 4-piece first floor bathroom, landing, porch, hall, lounge, dining room, kitchen and utility room/WC. A lovely rear garden is complemented by a large summerhouse. Immediate viewing advised.

- Rarely available bay fronted Victorian end of terrace home
- Local amenities and schools for all ages within walking distance also
- Kitchen and utility room/WC
- Energy Efficiency Rating - D62
- Has to be viewed to be fully appreciated
- Two double bedrooms, spacious 4-piece first floor bathroom
- A lovely rear garden is complemented by a large summerhouse
- Sought after residential area, within comfortable walking distance of the Castle Fields recreation ground
- Landing, porch, hall, lounge, dining room
- Immediate viewing advised



Location

On Kimbolton Road and the opposite Midland Road. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Energy Rating

Energy Efficiency Rating - D62

Certificate number - 2598-6055-6224-6276-2924

Council Tax Band

A

N.B

Under Section 21 of the Estate Agents Act 1979 we are required to disclose that the seller of this property is an employee of Mike Neville Estate Agents.

Accommodation

Ground Floor

First Floor

Outside

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

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.

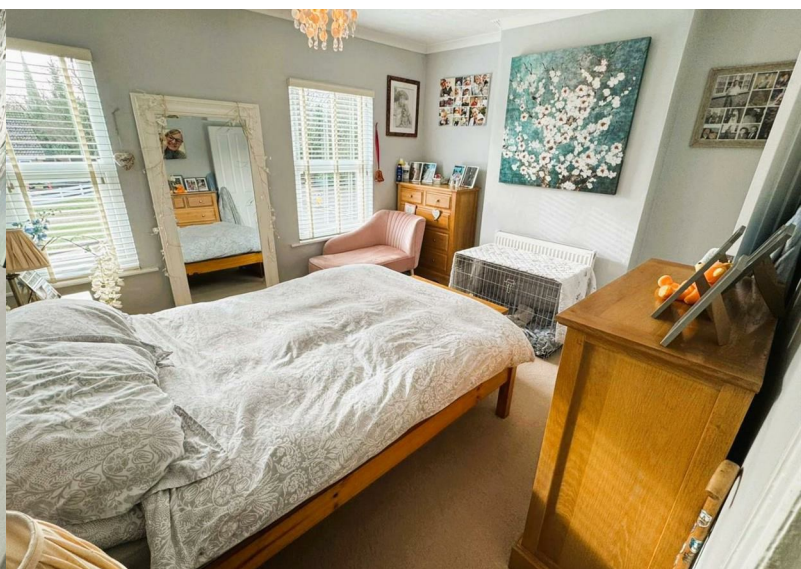
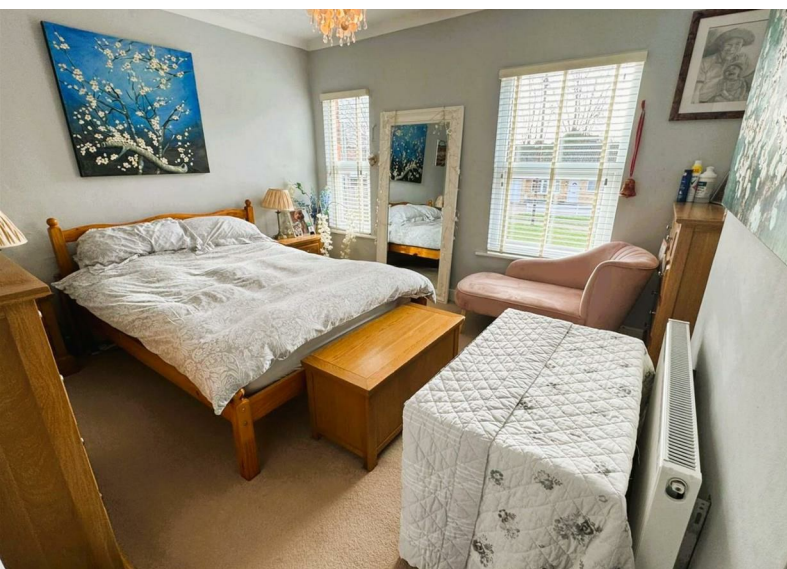
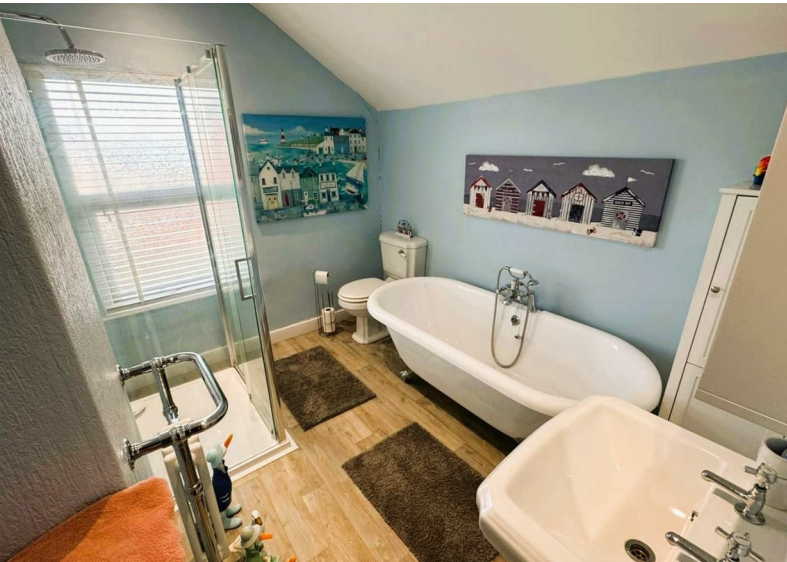
Floorplans

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

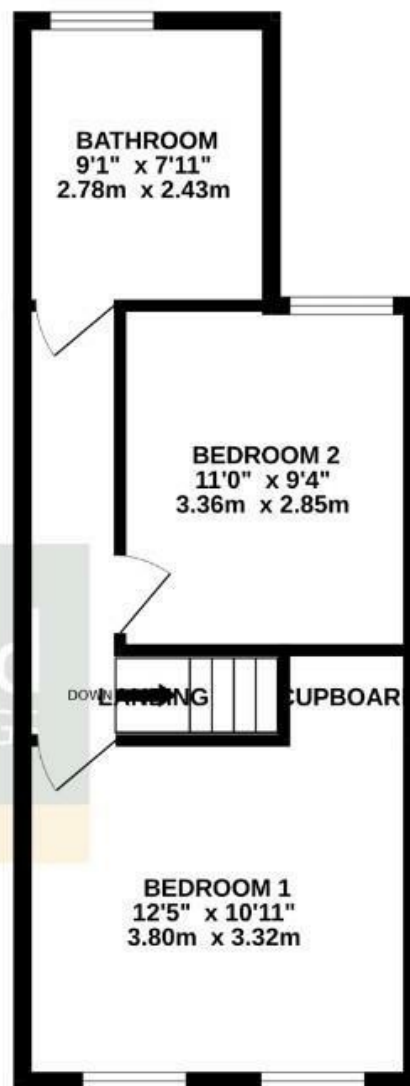
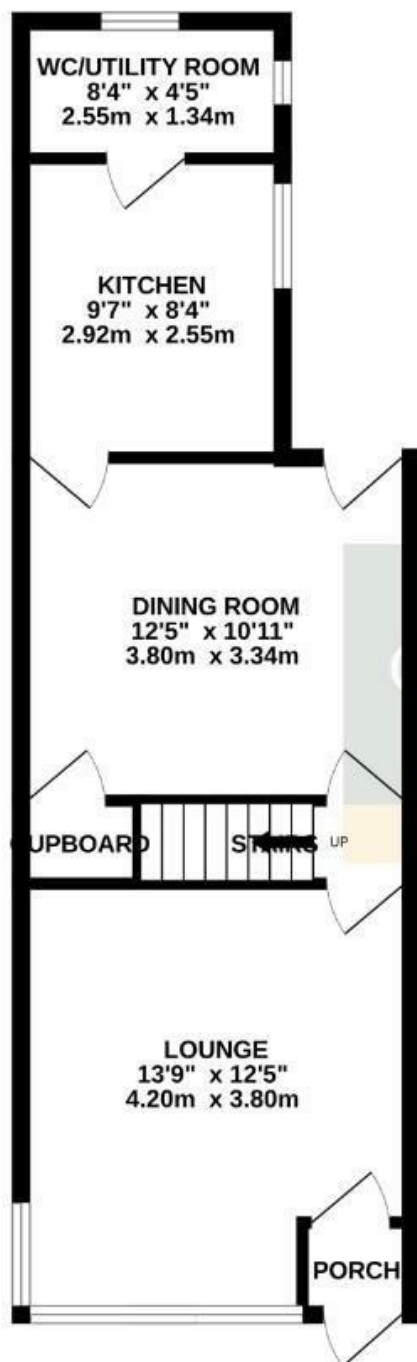
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 sq.m.) approx.

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