School Lane
Higham Ferrers
NN10 8NQ

Offers in the region of £240,000

OSCAR JAMES

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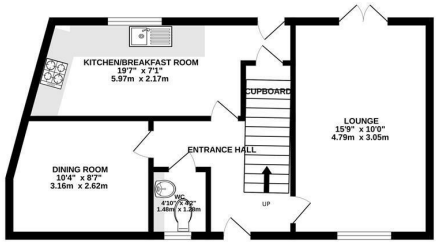
FLOOR PLANS

GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.

TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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AT A GLANCE...

- Dual aspect lounge
- Kitchen/breakfast room
- Three bedrooms
- Bathroom, ensuite & cloakroom
- Blank canvas garden
- Off road parking & Garage

WHAT'S GREAT?

A fantastic opportunity to create a home that's truly your own, this three-bedroom property is offered with no onward chain and benefits from a single garage and off-road parking.

Stepping inside, the entrance hall leads into a dual-aspect lounge, extending from the front to the rear of the property. French doors open onto the rear garden.

There is also a separate dining room, this offers versatile options and could be used as a home office or even a playroom. The kitchen/breakfast room we feel could also potentially be knocked through into the diner to create a stylish open-plan kitchen, dining and family area. The ground floor is completed by a cloakroom and useful storage.

Upstairs, there are three bedrooms and a family bathroom. Bedrooms one and two both benefit from built-in storage, while the master also features an en-suite shower room.

Outside, the rear garden is a blank canvas, offering potential for landscaping and creating an outdoor space tailored to your own style. Gated rear access leads to off-road parking and the single garage.

There is great scope to modernise and personalise, and the added advantage of no onward chain, this property is an ideal opportunity for buyers looking to put their own stamp on their next home.

Agent Note: Please be advised that anyone purchasing the property will be responsible to an estate charge, for any information please contact Oscar James.

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SELLER'S SECRET

This has been a lovely place to live its close to local schools and having a garage is a huge bonus!

Why we like it....

A great opportunity to purchase a home with plenty of potential. No onward chain make it an ideal choice for buyers looking to modernise and create a home that suits their own style.

To buy or not to buy....

OSCAR JAMES

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