



## 31 Bates Close, Higham Ferrers Northamptonshire NN10 8HF O.I.R.O £220,000 Freehold

We are delighted to offer to the open market for sale this two bedroom semi-detached property in the popular area of Higham Ferrers, with no onward chain. The property is within walking distance of the popular Higham Ferrers High Street, local amenities and Rushden Lakes. The property comprises entrance hall, kitchen to the front and lounge/dining area to the rear. To the first floor are two double bedrooms along with a family bathroom. To the outside of the property there is an enclosed rear garden, with driveway parking to the side and an all important single garage.

\*TENURE - FREEHOLD

\*COUNCIL TAX BAND - B

- No Onward Chain
- Open Plan Lounge/Dining Room
- Rear Enclosed Garden
- EPC - D68
- Two Double Bedrooms
- Off Road Parking
- Walking Distance To Rushden Lakes
- First Floor Bathroom
- Single Garage
- Walking Distance To The High Street



### Location

Towards the end of Shelley Drive. 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 - D68

Certificate number - 7320-0122-0089-7098-1523

### Council Tax Band

B

### Accommodation

#### Ground Floor

#### Entrance Hall

#### Lounge/Diner 14'2" x 12'0" (4.32m x 3.66m)

Useful cupboard.

#### Kitchen 9'8" x 7'6" (2.97m x 2.29m)

Wall mounted, gas fired Worcester boiler, regularly serviced. Space and plumbing for washing machine. Electric oven. Electric hob. Extractor. Space for tall fridge/freezer.

#### First Floor

#### Landing

#### Bedroom 1 8'10" x 11'11" (2.71m x 3.65m)

#### Bedroom 2 8'3" x 11'11" (2.52m x 3.64m)

Useful cupboard.

#### Bathroom / WC 6'3" x 5'4" (1.92m x 1.65m)

#### Outside

#### Front

Small area of front garden.

#### Driveway

#### Single Garage

Up and over door to front. Door to rear garden.

#### Rear

#### Rear Garden

Fully enclosed.

### 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.

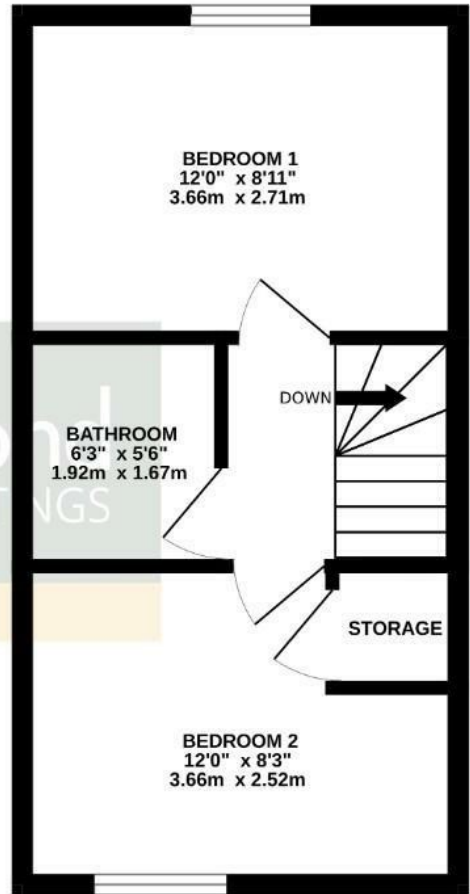
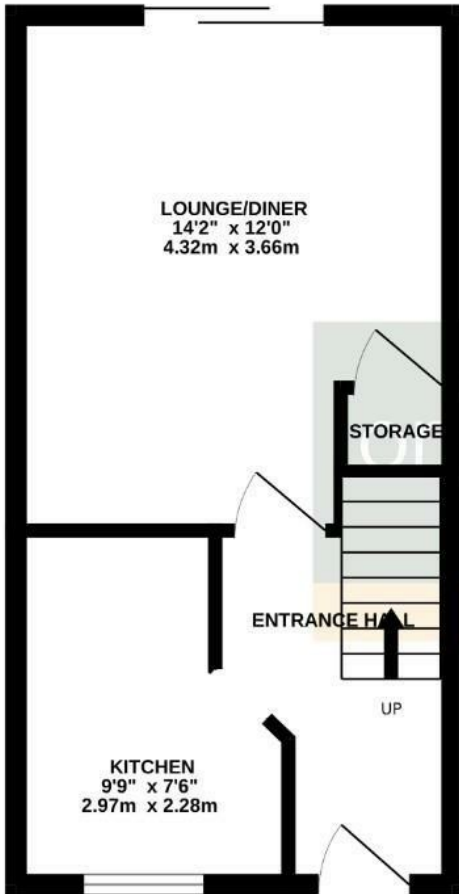
### Money Laundering Regulations 2017

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  
287 sq.ft. (26.7 sq.m.) approx.

1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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