



**49 High Street, Higham Ferrers
Northamptonshire NN10 8DD
Price £270,000 Freehold**

Nestled in the charming market town of Higham Ferrers, this delightful mid-terrace house offers a perfect blend of character and modern convenience. Upon entering, you will find two inviting reception areas that create a warm and welcoming atmosphere, ideal for both relaxation and entertaining. The home features three well-proportioned bedrooms, providing ample space for families or those seeking a home office. The ground floor shower room is conveniently located, ensuring practicality for everyday living. One of the standout features of this property is the off-road parking available for two vehicles to the rear, a rare find on this age of property and in such a desirable location. The rear yard and rear garden offer lovely outdoor spaces, perfect for enjoying the fresh air or hosting summer gatherings.

With no onward chain, this home is ready for you to move in and make it your own. Its prime location on the High Street places you within easy reach of local amenities, shops, and schools, making it an ideal choice for families and professionals alike. This lovely terrace home is a fantastic opportunity for anyone looking to settle in a popular market town, combining character, convenience, and comfort. Don't miss your chance to view this charming property.

- Nestled in the charming market town of Higham Ferrers
- Three well-proportioned bedrooms
- Off-road parking for two vehicles to the rear
- EPC rating - D68
- Delightful mid-terrace house
- Spacious, Modern, ground floor shower room / WC
- The rear yard and rear garden offer lovely outdoor spaces
- Two inviting reception areas
- Long, Modern Kitchen
- No Onward Chain



Location

On the High Street, close to the turning opposite into Nene Road. 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

A

Energy Rating

Energy Efficiency Rating - D68

Certificate number - 0336-5322-9500-0061-9292

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

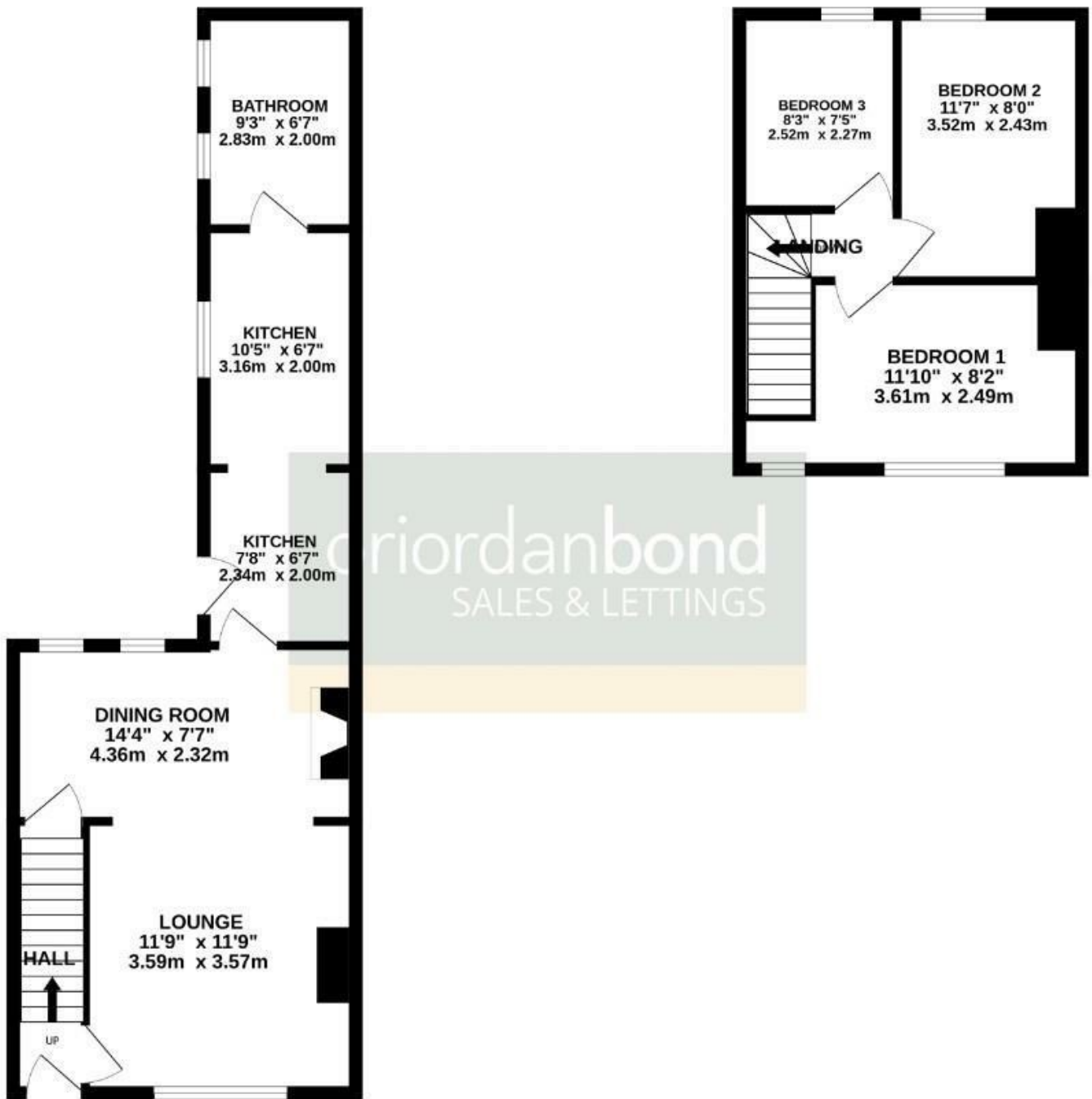
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
281 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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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