



22 Saffron Road

Higham Ferrers, Northamptonshire NN10 8ED



Simpson & Weekley

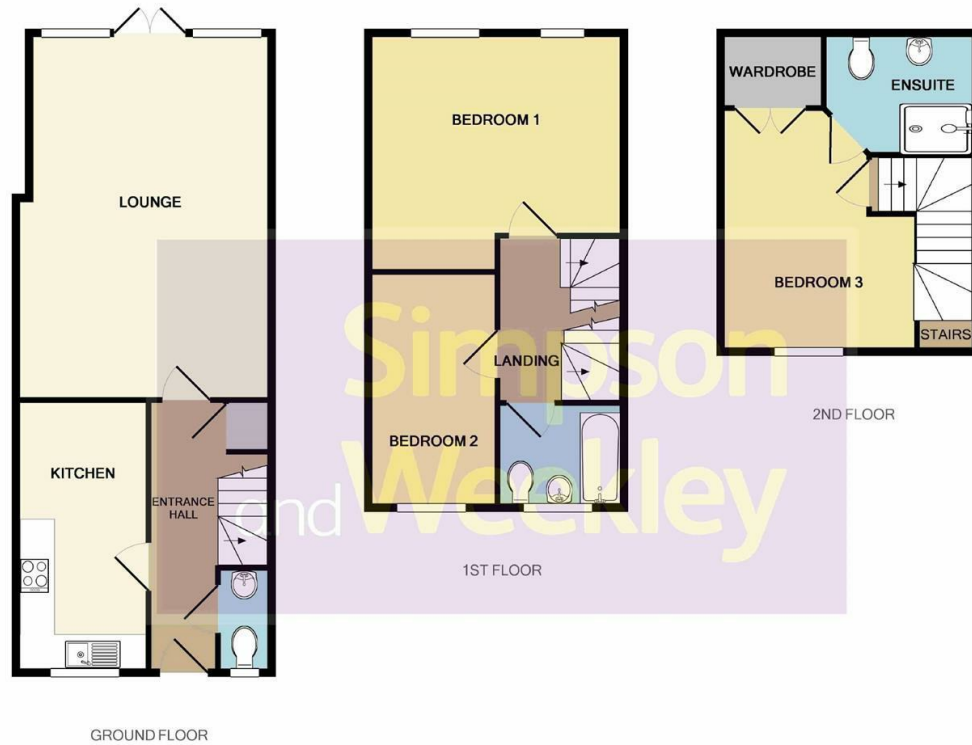
NEW INSTRUCTION Simpson & Weekley Lettings are delighted to offer this modern semi detached three storey home set down a private driveway and located in the heart of Higham Ferrers within walking distance of the Market Square. Available around the middle of July, this well appointed home boasts generous living accommodation briefly comprising entrance hall, downstairs WC, modern kitchen/breakfast room and a generous lounge/dining room with French doors leading to the rear garden to the ground floor. To the first floor there are two bedrooms and modern family bathroom and on the top floor is the master bedroom with en-suite shower room and built in wardrobes. The property further benefits from gas radiator central heating full Upvc double glazing, one parking space and lan enclosed ow maintenance rear garden. Available around the middle of July, viewing is very highly recommended. EPC Rating B. Council Tax Band C



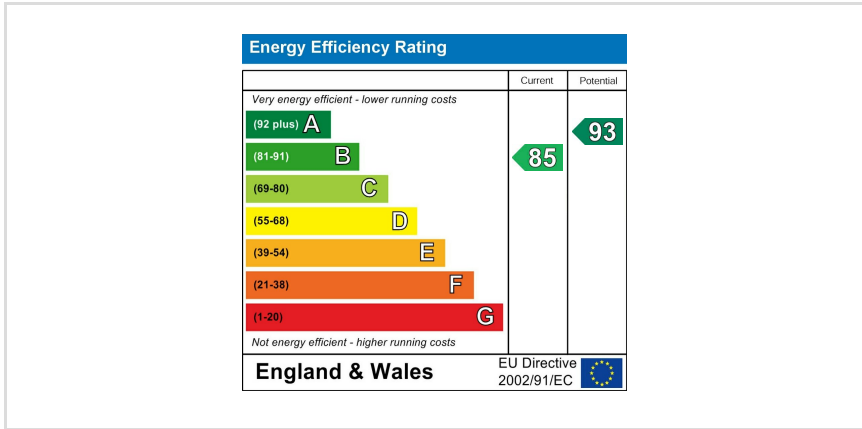
£1,295 PCM

 3  2  2





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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