



46 Midland Road

Higham Ferrers, Northamptonshire NN10 8DN



**Simpson & Weekley**



Positioned on the highly-regarded Midland Road in Higham Ferrers is this modern three-bedroom, semi-detached family home.

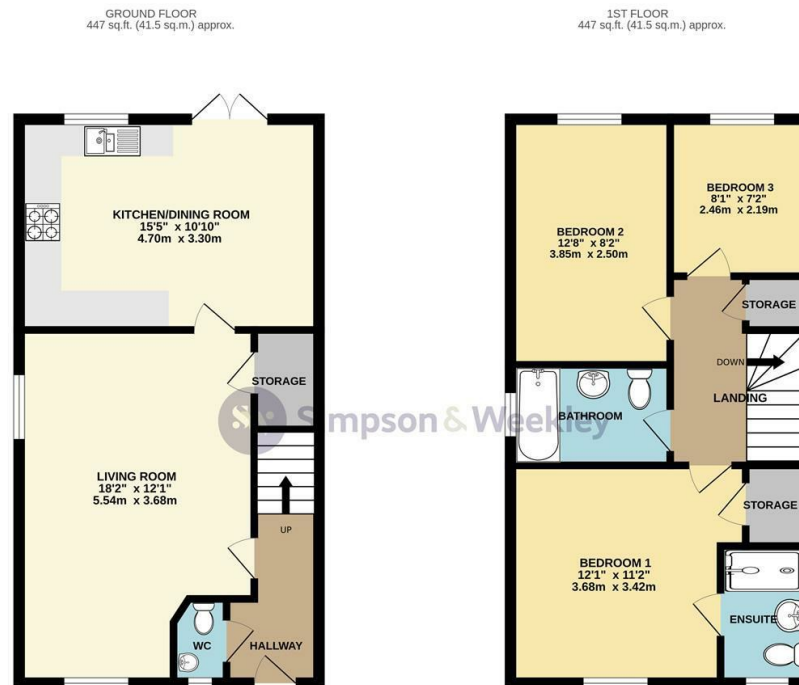
There is well-appointed living accommodation set over two floors, comprising a lovely bright entrance hall, cloakroom/WC, sizeable living room, and an open-plan kitchen/dining room with French doors to the rear garden, which is fully fence-enclosed. On the first floor are three bedrooms, two of which are doubles, an ensuite shower room and separate family bathroom. To the front of the property is a small, hedge-enclosed front garden, and to the side is off-road parking for two cars.

The property itself is situated in a sought-after location in the historic market town, Higham Ferrers, and within easy walking distance to the town centre where you will find a variety of all the amenities you could expect, and a popular farmers market which takes place on the last Sunday of the month. For commuters, there is easy access to both the A6 and the A45.

EPC Rating B, Council Tax Band C.

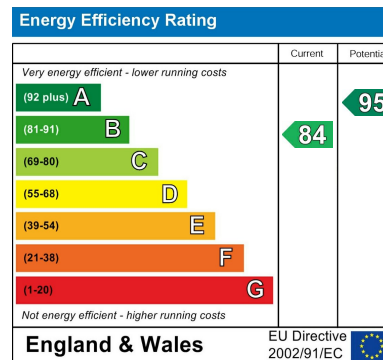
£290,000





TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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