

2 Commercial Street

Higham Ferrers, Northamptonshire NN10 8AS

Simpson & Weekley

Situated in the heart of the historic market town of Higham Ferrers, this beautifully presented three-bedroom home has been thoughtfully improved by the current owners to offer a fantastic standard of accommodation throughout. With a quality re-fitted kitchen, stylish bathroom, utility area and ground floor cloakroom/WC, along with the installation of a new boiler, the property offers a wonderful opportunity for the new owner to move straight in and enjoy the home.

The ground floor accommodation comprises a welcoming entrance hall leading through to a spacious open-plan living/dining room. The quality re-fitted kitchen has been finished to an excellent standard, and the addition of a utility area and separate cloakroom/WC completes the ground floor. To the first floor are three well-proportioned bedrooms and a re-fitted family bathroom with both a bath and a shower.

Externally, the property benefits from a low-maintenance rear garden, offering a pleasant outdoor space to enjoy without the upkeep of a larger garden.

The property enjoys a convenient position within easy walking distance of Higham Ferrers' historic Market Square and High Street, offering a variety of independent shops, cafés, restaurants and everyday amenities. The town also benefits from well-regarded local schools and nearby countryside walks, whilst the popular Rushden Lakes shopping and leisure development is just a short drive away. For commuters, the A6 and A45 provide excellent road links to surrounding towns and the wider motorway network, with Wellingborough railway station offering direct services to London St Pancras.

Council Tax Band A, EPC Rating C.

£215,000

3 2 2











Simpson & Weekley

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

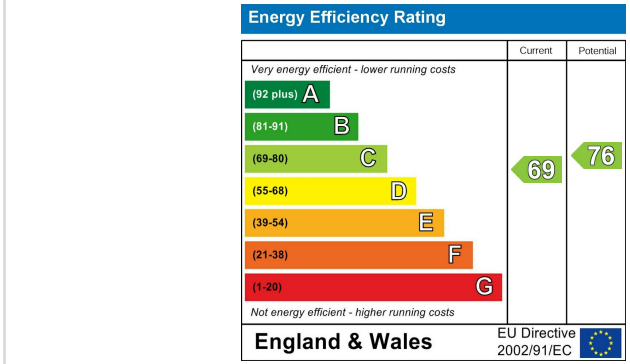


Simpson & Weedley

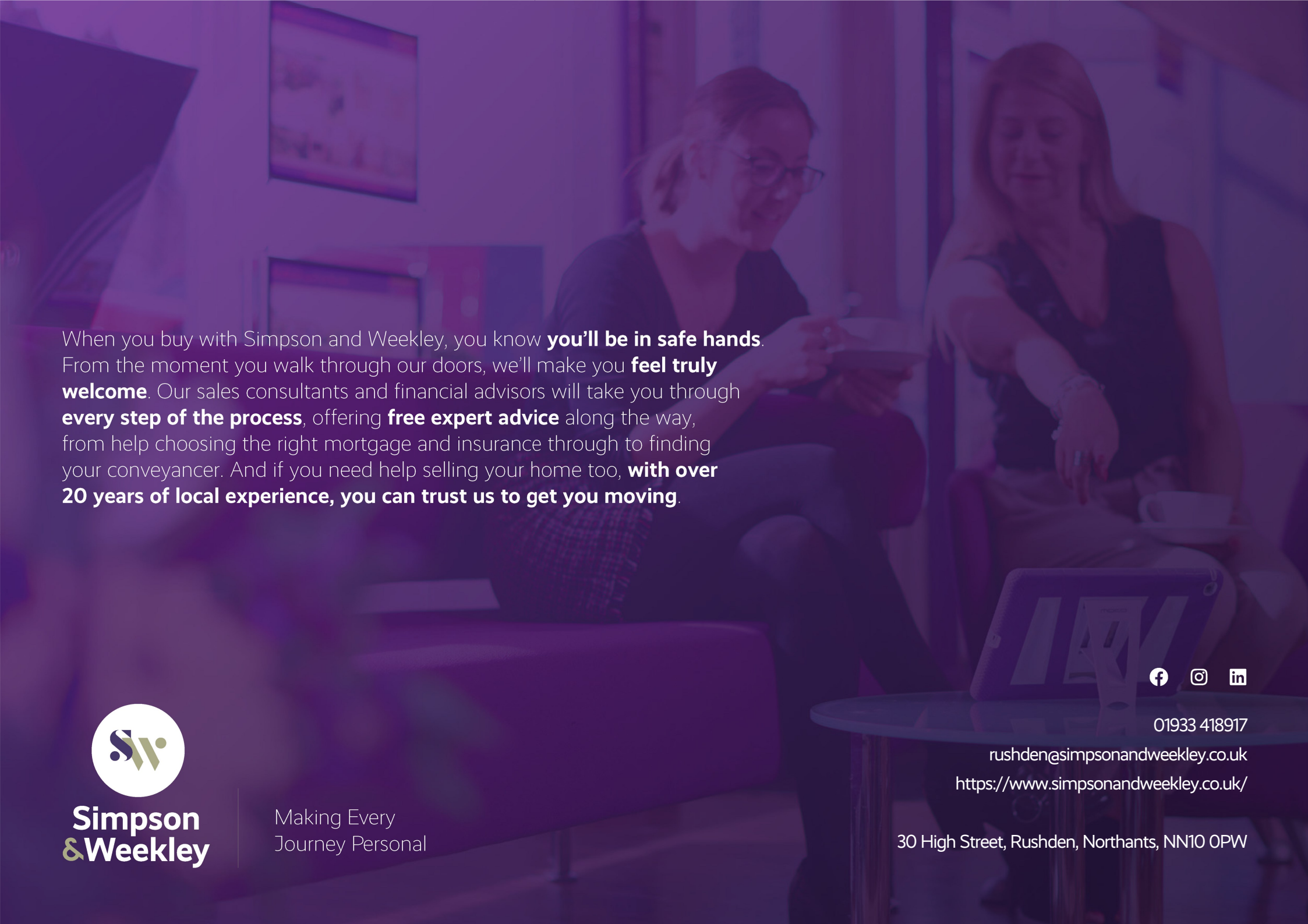
TOTAL FLOOR AREA : 836 sq.ft. (77.7 sq.m.) approx.

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.
Made with Metropix ©2026









When you buy with Simpson and Weekley, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

Simpson & Weekley

Making Every Journey Personal

01933 418917

rushden@simpsonandweekley.co.uk

https://www.simpsonandweekley.co.uk/

30 High Street, Rushden, Northants, NN10 0PW