



20 Chapel Hill

Higham Ferrers, Northamptonshire NN10 8NA



Simpson & Weekley

****GARAGE AND PARKING**** Simpson and Weekley are delighted to offer to market this highly-improved, two double-bedroomed property situated in the highly sought-after market town of Higham Ferrers.

The accommodation is arranged over two floors and has been comprehensively improved by the current owner, including a refitted kitchen, modern bathroom and full redecoration throughout. The ground floor comprises an entrance hall, cloakroom/WC, refitted kitchen, spacious living/dining room and conservatory, and to the first floor are two double bedrooms together with a quality bathroom. There is a beautiful, private rear garden, mainly laid to lawn, together with access to the single garage and off-road parking.

Higham Ferrers is a picturesque market town in the heart of Northamptonshire, with a vibrant high street packed with character and offers a selection of all the amenities you could expect. The popular Rushden Lakes Shopping and Leisure Centre is just a few minutes' drive, where you will find a further selection of shops, restaurants, activities and countryside walks. For commuters, both the A6 and A45 are easily accessible.

EPC Rating C, Council Tax Band B.

£235,000

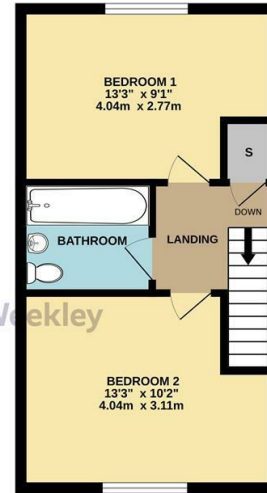
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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
332 sq.ft. (30.8 sq.m.) approx.




TOTAL FLOOR AREA: 704 sq.ft. (65.4 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.
Made with Metreapp (2020)



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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