



**22 North End, Higham Ferrers
Northamptonshire NN10 8JB
Price £250,000 Freehold**

VIEWING ESSENTIAL! Situated in the heart of the very popular market town of Higham Ferrers, in an elevated position, is this simply stunning, picturesque, two double bedroom cottage style terrace home, dating 1901. Presented in immaculate condition throughout and briefly comprising: hall, lounge, dining room, kitchen, home office, the two double bedrooms, spacious first floor bathroom/WC and landing. Externally, you will find a courtyard onto a raised cottage style rear garden. Contact our office today to arrange an immediate viewing and to avoid disappointment.

**TENURE - FREEHOLD

** COUNCIL TAX BAND - A

- Viewing Absolutely Essential!
- Situated in the heart of the very popular market town of Higham Ferrers
- Lounge, Dining Room, Study
- EPC rating - D62
- Stunning Cottage Style Home, dating 1901
- Two double bedrooms
- Modern Kitchen
- One of the first to view will purchase!
- Spacious, modern first floor bathroom / WC
- Rear Courtyard onto a raised cottage style rear garden



Location

North End follows on from College Street, which in turn follows on from the High Street. The property is not far from the turning into York Road. The Property is set back from the road in an elevated position and 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 - D62

Certificate number - 7430-7520-2009-0208-0202

Accommodation

Ground Floor

Entrance Hall

Lounge 12'8" x 11'8" (3.87m x 3.58m)

Plus bay.

Dining Room 11'8"x 11'6" (3.58mx 3.52m)

Plus cupboard.

Kitchen 10'5" x 7'8" (3.18m x 2.35m)

Study / Home Office 7'8" x 7'6" (2.35m x 2.29m)

First Floor

Landing

Loft access.

Bedroom 1 14'7" x 11'5" (4.46m x 3.48m)

Bedroom 2 11'6" x 9'1" (3.52m x 2.77m)

Bathroom / WC 10'5" x 7'8" (3.18m x 2.35m)

Outside

Front

Front Garden

Rear

Rear Garden

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.

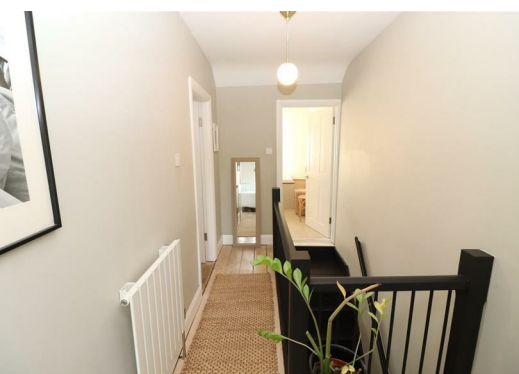
Floorplans

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

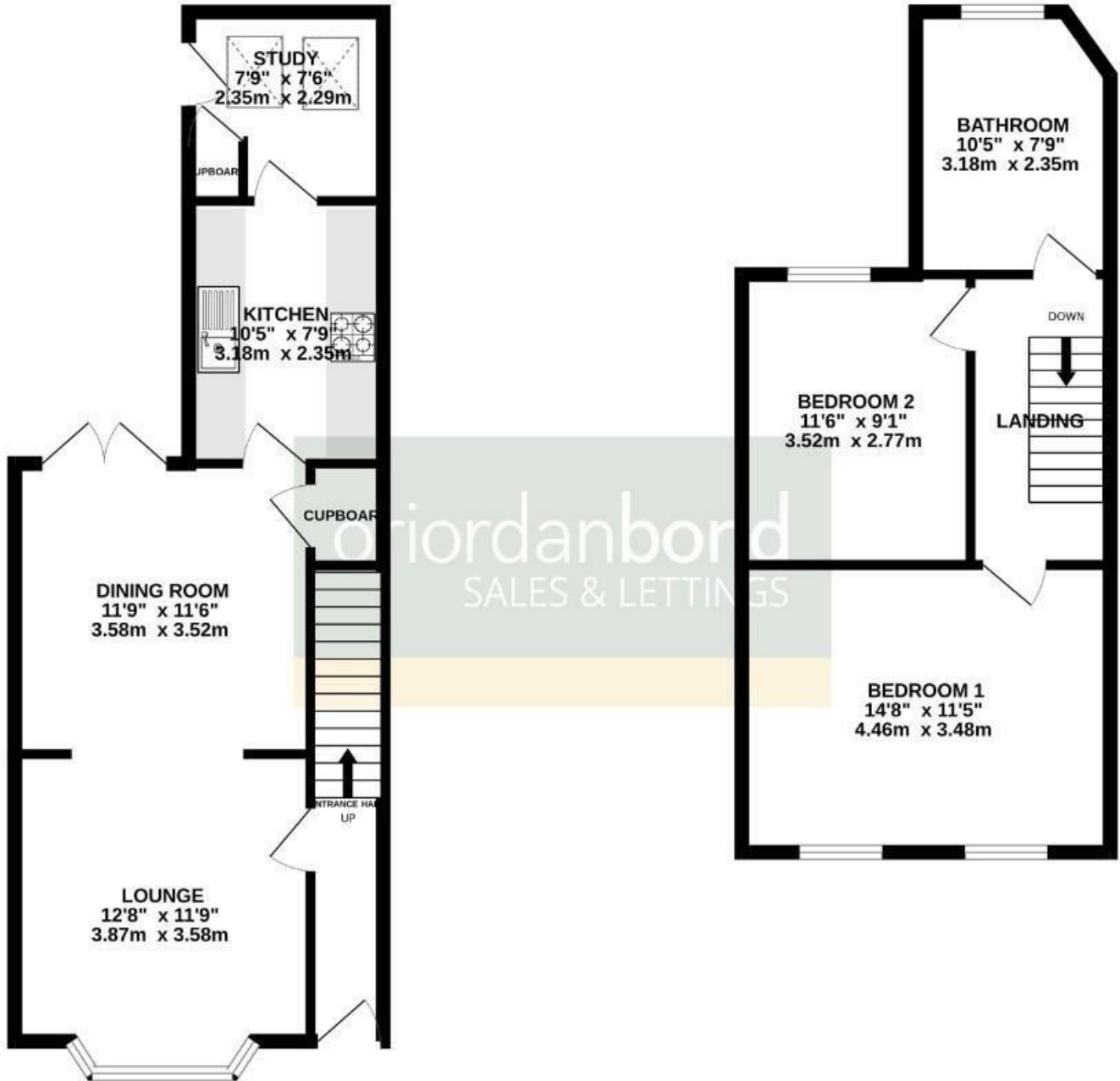
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.

1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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