



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



Simpson Avenue Higham Ferrers NN10 8JH

Freehold Price 'Offers in excess of' £220,000

Wellingborough Office ☐
27 Sheep Street Wellingborough
Northants NN8 1BS
01933 224400

Irthlingborough Office ☐
28 High Street Irthlingborough
Northants NN9 5TN
01933 651010

Rushden Office ☐
74 High Street Rushden
Northants NN10 0PQ
01933 480480



Offered to the market with no upward chain and within walking distance to Higham Ferrers market square is this bay fronted three bedroomed semi-detached house with a rear garden and workshop. Along with easy access to the A6 and A45, further benefits include lounge/dining Room, first floor bathroom, gas radiator central heating and uPVC double glazing. The accommodation briefly comprises entrance hall, kitchen, living area, dining area, three bedrooms, bathroom, outside toilet, outhouse, rear garden and workshop.

Enter via front door to:

Entrance Hall

Radiator, window to front aspect, under stairs storage cupboard, stairs rising to first floor landing, doors to:

Kitchen

8' 10" x 6' 0" (2.69m x 1.83m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in stainless steel oven, gas hob, extractor hood, tiled splash backs, integral fridge and freezer, plumbing for washing machine, two windows to side aspect.

Lounge Area

11' 3" x 11' 5" (3.43m x 3.48m)

Bay window to front aspect, feature gas fireplace, radiator, through to:

Dining Area

10' 5" x 12' 0" (3.18m x 3.66m)

Patio doors to rear aspect, radiator.

First Floor Landing

Window to side aspect, loft access, airing cupboard housing gas boiler serving domestic central heating and hot water systems, doors to:

Bedroom One

11' 7" x 11' 5" (3.53m x 3.48m)

Window to front aspect, radiator.

Bedroom Two

12' 1" x 10' 0" (3.68m x 3.05m)

Window to rear aspect, radiator.

Bedroom Three

9' 0" x 7' 7" (2.74m x 2.31m)

Window to rear aspect, radiator.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with electric shower over, heated towel rail, tiled walls, window to front aspect.

Outside

Front - Pebbled area enclosed by wooden fencing.

Rear - Patio area, lawn, brick built outhouse, pebbled borders, enclosed by conifers and wooden fencing with gated pedestrian access, workshop.

Probate

Please note that we are currently awaiting probate to be granted.

Energy Performance Rating

This property has an energy rating of D. The full Energy Performance Certificate is available upon request.

Council Tax

We understand the council tax is band A (£1,580 per annum. Charges for 2025/26).

Agents Note

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

Conveyancing

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

Offers

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

Money Laundering Regulations 2017 & Proceeds of Crime Act 2002

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

General Data Protection Regulations 2018

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - www.richardjames.net

Mortgages

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

