



Total area: approx. 66.2 sq. metres (713.1 sq. feet)

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.



Bramley Lane Higham Ferrers NN10 8FQ
Leasehold Price £172,500

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



Looking for an affordable first home with parking and no chain? This modern two bedroom property is available on a 75% shared ownership basis and offers a rear garden, off-road parking for two cars, gas central heating and uPVC double glazing in a popular residential location. The accommodation briefly comprises entrance hall, lounge, cloakroom, kitchen, two bedrooms, bathroom, rear garden and off road parking.

Enter via front door to:

Lounge

17' 4" x 17' 4" narrowing to 10' 1" (5.28m x 3.07m)

Window to front aspect, radiator, stairs rising to first floor landing, storage cupboard, doors to:

Cloakroom

Comprising low flush W.C., pedestal wash hand basin, radiator, extractor fan.

Kitchen

13' 8" x 8' 5" narrowing to 5' 7" (4.17m x 2.57m) (This measurement includes area occupied by kitchen units)

Comprising stainless steel one and a half bowl single drainer sink unit with cupboard under, a range of eye level and base units providing work surfaces, built-in oven, gas hob and extractor hood, plumbing for washing machine and dishwasher, space for fridge/freezer, radiator, door and window to rear aspect, wall mounted gas boiler serving domestic central heating and hot water systems.

First Floor Landing

Loft access, doors to:

Bedroom One

13' 7" x 9' 9" narrowing to 8' 6" (4.14m x 2.97m)

Window to rear aspect, radiator.

Bedroom Two

13' 8" max x 10' 3" max (4.17m x 3.12m)

Window to front aspect, radiator, built-in storage cupboard.

Bathroom

Comprising low flush W.C., pedestal wash hand basin, panelled bath with shower over, tiled splash backs, extractor fan, radiator.



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.

