

# CHARLES ORLEBAR

Estate Agents & Auctioneers



26 Betjeman Close, Higham Ferrers, Northamptonshire, NN10

£240,000





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# 26 Betjeman Close

Higham Ferrers, NN10 8NR

- 2 bedrooms
- Living/diner
- WC
- Offroad parking
- No chain
- Conservatory
- Garage
- Quiet location

A well presented, chain free two-bedroom semi-detached home with garage and off-road parking, situated in the highly desirable Betjeman Close in Higham Ferrers.

Tucked away in a quiet residential setting, this low-maintenance property offers an excellent opportunity for first-time buyers, downsizers or buy-to-let investors alike. The home benefits from a private rear garden, along with a garage and driveway parking, providing both practicality and convenience.

The location is a particular highlight. Squires gate estate enjoys footpath access to picturesque countryside walks, perfect for dog walkers and those who enjoy the outdoors. Residents can also take advantage of pleasant walking routes to Rushden Lakes, offering an excellent selection of shops, restaurants and leisure facilities, as well as easy access into Higham Ferrers High Street with its independent shops, cafés and everyday amenities.

For commuters, the property is exceptionally well placed. The nearby A45 provides excellent road links to Northampton, Wellingborough and beyond, while Wellingborough train station offers direct services to London St Pancras in under an hour, making this an ideal choice for those needing reliable transport connections.

Combining a sought-after location, strong commuter links and a manageable, private outdoor space, this attractive home presents a versatile purchase — whether as a first step onto the property ladder, a secure investment, or a comfortable place to retire.



Hall

Kitchen

8'8" x 6'2" (2.64 x 1.87 (1.88))

WC

Lounge/Diner

14'8" max x 13'5" (4.47 max x 4.09)

Conservatory

Landing

Bedroom 1

11'5" x 10'1" (3.47 (3.48) x 3.07)

Bedroom 2

9'9" x 7'2" (2.98 (2.97) x 2.19 (2.18))

Bathroom

Garage





## Floor Plans



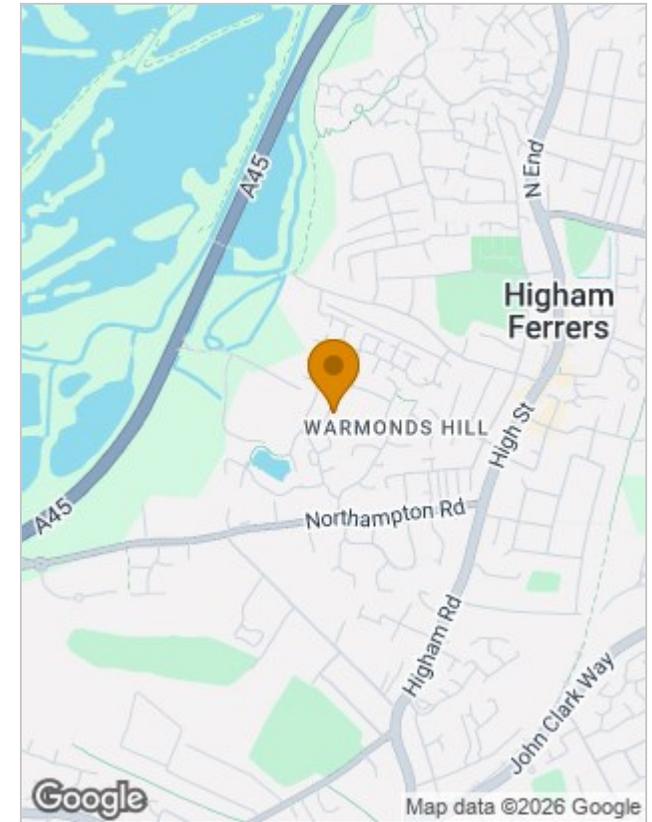
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

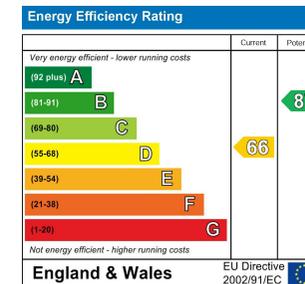
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## Location Map



## Energy Performance Graph



**Council Tax Band: B**  
North Northants

**Tenure: Freehold**