



# Blackberry Close

Higham Ferrers, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Blackberry Close

Higham Ferrers  
NN10 8FJ

Price  
£250,000

O'Riordan Bond is delighted to offer to the open market for sale, with no onward chain, this 2016 Linden Homes built modern family home, positioned on the very edge of the development, overlooking an enviable green space and woodland.

Within comfortable walking distance of sought after local schools for all ages and amenities. The river Nene is right on your doorstep, along with easy access to both Rushden and Stanwick Lakes. Only upon viewing will one appreciate the position of this property and the accommodation it has to offer. Accommodation comprises hall, lounge, inner hall, ground floor cloakroom/WC, kitchen/dining room, landing, three double bedrooms, ensuite and main family bathroom. Benefits include uPVC double glazing, gas radiator heating, two designated parking spaces and an enclosed rear garden. (A/749/S)

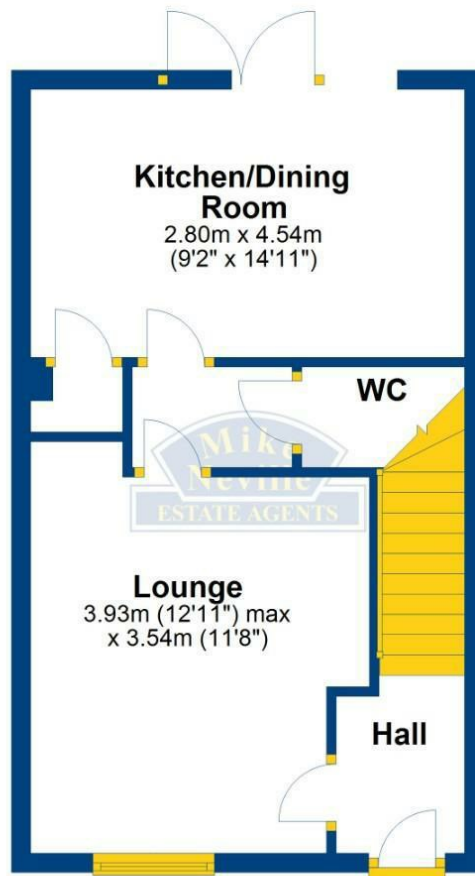
- Three Double Bedrooms - En-suite to Master
- Entrance Hall and Ground Floor Cloakroom/WC
- Lounge, Kitchen/Dining Room
- Family Bathroom
- Enclosed Rear Garden - Parking for Two Vehicles
- No Onward Chain





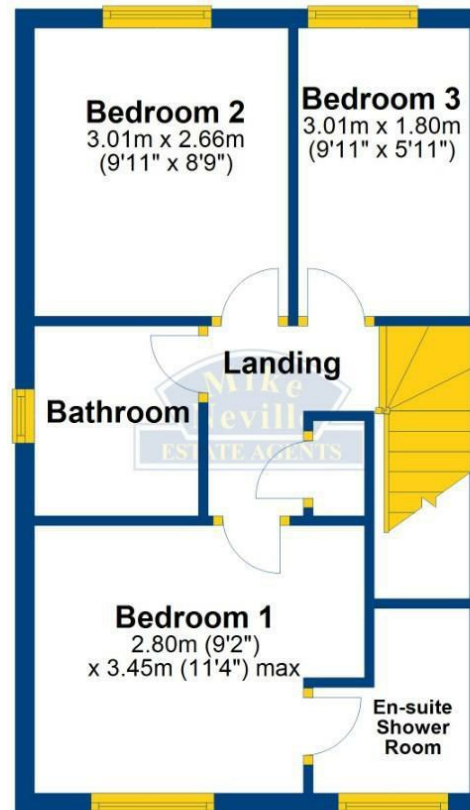
## Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



## First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



Total area: approx. 69.7 sq. metres (749.7 sq. feet)



### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: B

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Rushden Sales**

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