



25 Philip Way

Higham Ferrers, Northants NN10 8LG



Simpson & Weekley

NEW INSTRUCTION ***MORE PHOTOS TO FOLLOW*** Simpson & Weekley Lettings are delighted to offer this well presented three bedroom detached house situated in the sought after market town of Higham Ferrers. The property is offered in excellent decorative order throughout and briefly comprises entrance hall, lounge with feature fireplace, modern fitted kitchen and separate dining room with patio doors leading to the rear garden. To the first floor there are three bedrooms and modern three piece white bathroom suite with shower over the bath. Outside there are lawned front and rear gardens, driveway providing ample off road parking and a single garage. Further benefits include gas radiator central heating and Upvc double glazing. The property will be available around the middle of April and viewing is considered essential to appreciate all this lovely home has to offer. Sorry, strictly no pets. EPC Rating Ordered. Council Tax Band C



£1,275 PCM



3



1



1





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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