

CHARLES ORLEBAR

Estate Agents & Auctioneers

3A High Street, Higham Ferrers, NN10 8BW

Asking Price £425,000





3A High Street

Higham Ferrers, NN10 8BW

- 3/4 Bedrooms
- Gated offroad parking
- Character features
- Refurbished throughout
- No chain
- 2x W/c's. ensuite & family bathroom
- Walking distance to all local amenities

Located in the heart of Higham Ferrers, this charming cottage offers a delightful blend of character and modern living. Spanning an impressive 1,522 square feet, the property boasts a versatile layout that is perfect for families or those seeking extra space. With three well-proportioned bedrooms and two bathrooms located on the upper floor, this home provides ample accommodation for comfortable living.

The ground floor features two inviting reception rooms, ideal for entertaining guests or enjoying quiet evenings at home. Additionally, a unique studio with its own toilet and kitchenette is situated outside, providing an excellent opportunity for a home office, guest suite, or creative space. The property also includes a barn for storage, ensuring that all your belongings have a designated place.

One of the standout features of this property is the gated off-road parking, a rare find on the bustling High Street. The stone-built character of the house adds to its appeal, making it a distinctive choice for those who appreciate traditional architecture.

Living here means you are just a short stroll away from a vibrant farmers market once a month, local butcher, fruit and vegetable shop, charming cafes, pubs, and restaurants. Families will appreciate the proximity to parks and schools, making this location both convenient and desirable.

Having been refurbished throughout, this property is presented in excellent condition and is offered with no onward chain, allowing for a smooth transition into your new home. This rarely available property type is not to be missed, so arrange a viewing today to fully appreciate all that it has to offer.



Hall	
Living Room	11'1" x 16'10" (3.39m x 5.14m)
Office	7'9" x 7'6" (2.35m x 2.28m)
WC	
Dining Room	12'2" x 14'1" (3.72m x 4.28m)
Kitchen/Breakfast Room	18'3" x 9'10" (5.57m x 3.00m)
Studio/Bedroom 4	9'1" x 14'2" (2.77m x 4.33m)
WC	
Store	
Landing	
Bedroom 1	8'8" x 14'3" (2.65m x 4.34m)
En-suite	



Bedroom 2

11'5" x 13'9" (3.47m x 4.20m)

Bedroom 3

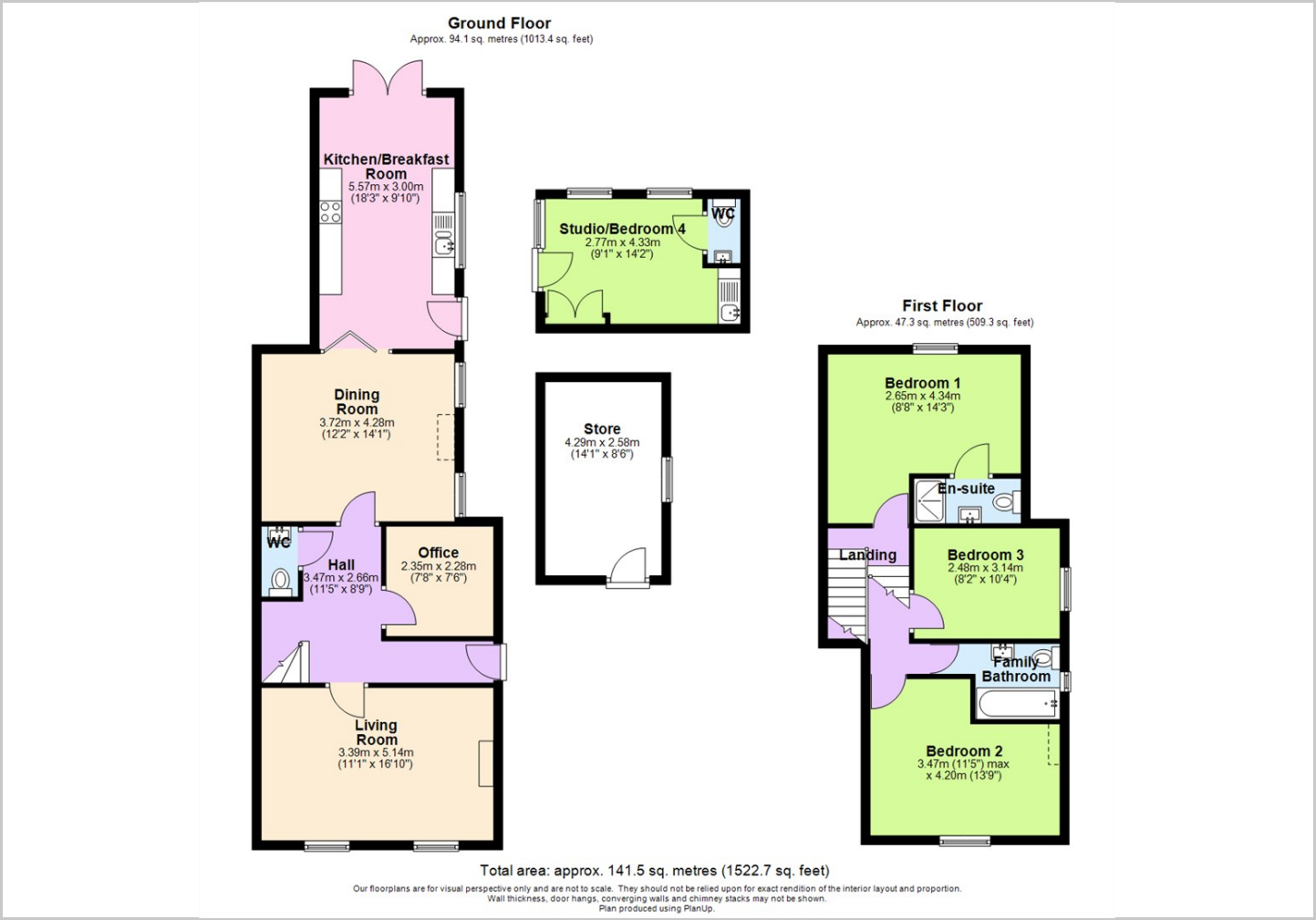
8'2" x 10'4" (2.48m x 3.14m)

Family Bathroom





Floor Plans



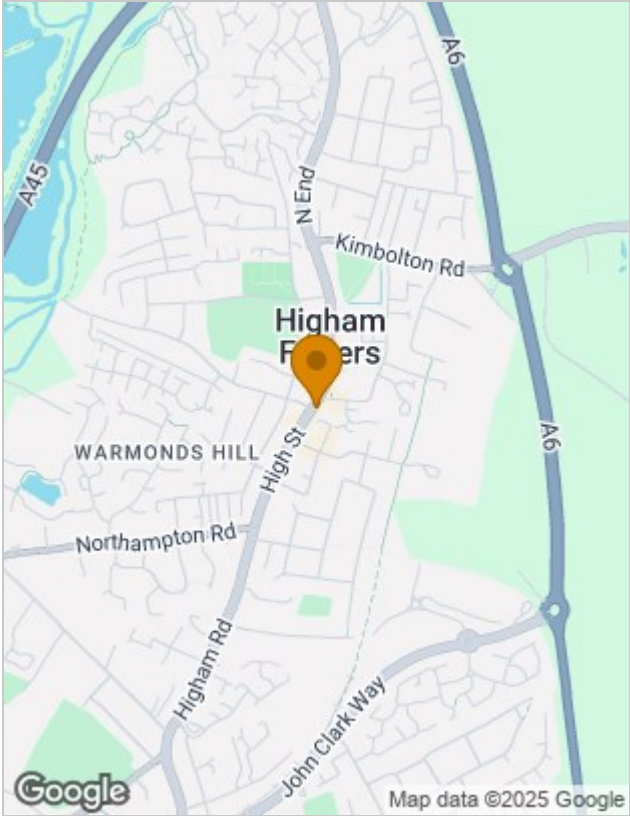
Viewing

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

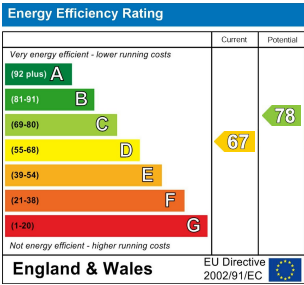
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph



Council Tax Band: C
North Northants

Tenure: Freehold