# Simpson Avenue

Higham Ferrers, Northamptonshire

oriordanbond
SALES & LETTINGS

# Simpson Avenue

Higham Ferrers
NN10 8JH

Price
£230,000

**Offered for sale with no onward chain is this superb ex-local authority semi-detached, situated towards the outskirts of Higham Ferrers, in a well established residential area.**

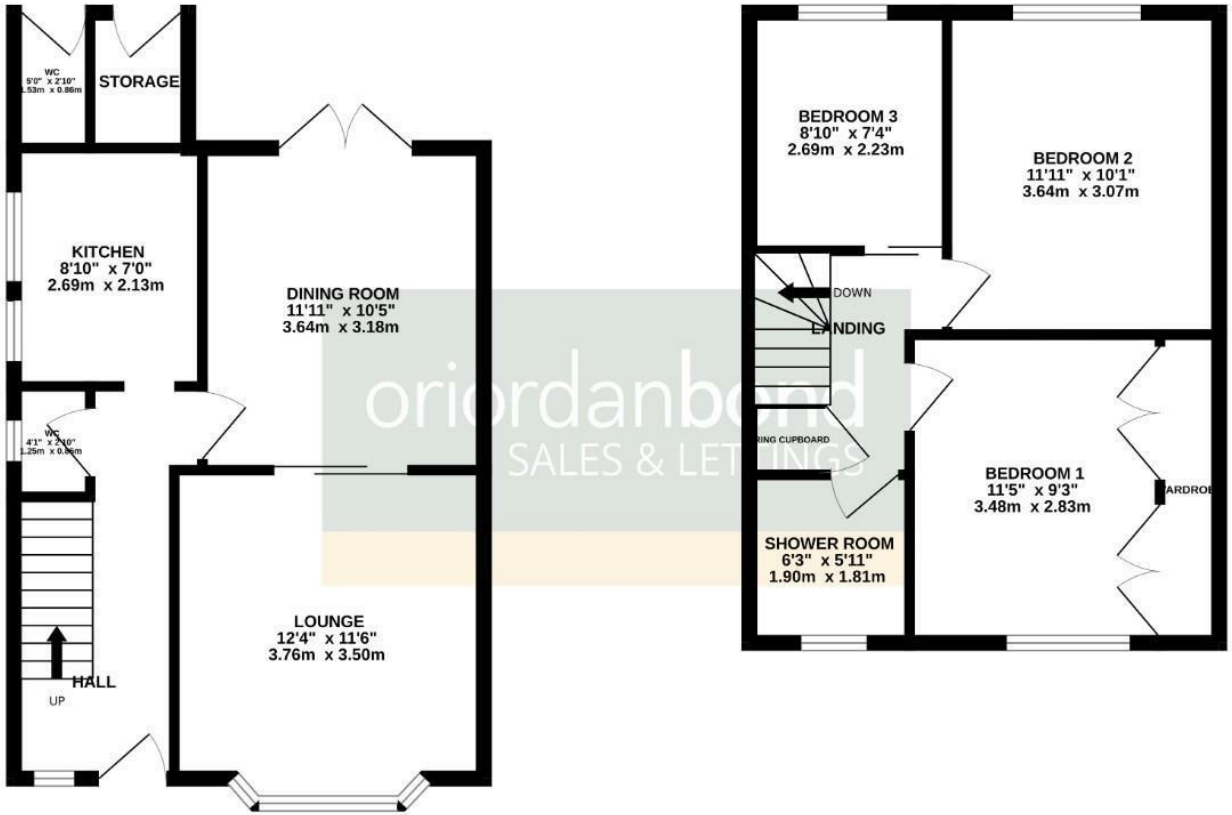
Property comprises three bedrooms, re-fitted shower room/WC, landing, entrance hall, lounge, dining room, kitchen, ground floor cloakroom/WC, store and outside WC. Externally, to the side of the property is a front forecourt, side access to a large workshop and shed and to the rear is a large fully enclosed private garden. Only upon viewing will one appreciate all that is on offer here. (B/851/L)

- No onward chain
- Three bedrooms
- Shower room/WC
- Lounge and Dining Room
- Kitchen, Ground Floor Cloaks/WC
- Large Workshop, Shed and Large Rear Garden

Greatest
Grandma

GROUND FLOOR
445 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.




oriordanbond
SALES & LETTINGS

TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

## Additional information

- Council Tax Band: A
- Energy Efficiency Rating: D

## 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
01933 316316
rushden@oriordanbond.co.uk

The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.UK