



**12 College Street, Higham Ferrers
Northamptonshire NN10 8DZ
Price £275,000 Freehold**

360° walkthrough available Grab yourself a piece of history with this outstanding and deceptively spacious mid 18th century property situated in heart of the beautiful Market Town of Higham Ferrers. Presented in good order throughout and with original features around every corner, this home will truly impress upon viewing. Externally, there is a rear garden with garden room and store. This picture postcard property could be yours - contact our office today to find out more. NO ONWARD CHAIN.

- 360° walkthrough available
- No onward chain
- Outstanding and deceptively spacious mid 18th century home
- Situated in heart of the beautiful Market Town of Higham Ferrers
- Presented in good order throughout
- Rear garden with garden room and store
- Two double bedrooms
- Jack and Jill shower room / WC
- Period features throughout
- Energy Efficiency Rating - D64



Location

Opposite the Historic Chichele College. The property is identified by our 'For Sale' board. Viewings should be made via ourselves the Sole Selling Agents on 01933 316316.

Council Tax Band

C

Energy Rating

Energy Efficiency Rating - D64

Certificate number - 0089-2200-2905-3977-0804

N.B

We understand from our vendor clients:

The property was constructed around 1750.

The property is NOT listed.

The property is in a conservation area.

There is no form of allocated parking owned with the property but you can potentially / possibly rent a parking space next to Chichele College, off the little road way access next to it, opposite this property.

Accommodation

Ground Floor

Hall

Dining Room 11'7" x 8'10" (3.53m x 2.70m)

Minimum measurement, plus stairs, plus under stairs cupboard, plus inglenook fireplace with gas fire.

Lounge 15'5" x 8'1" (4.69m x 2.46m)

Minimum measurement, plus cupboard, plus recess. Fireplace with gas fire.

Kitchen/Breakfast Room 10'4" x 15'1" (3.14m x 4.61m)

Maximum measurement. Space and plumbing for appliances. Fitted double electric oven. Electric hob. Extractor.

Rear Hall

Utility / WC 7'2" x 4'3" (2.19m x 1.29m)

Wall mounted gas fired boiler.

First Floor

Galleried Landing

A large landing area (the size of a bedroom) giving scope for a study area / occasional sleeping area for when guests stay.

Bedroom 1 16'2" x 9'0" (4.93m x 2.74m)

Minimum measurement, plus built in wardrobes, plus airing cupboard housing hot water cylinder, plus angled wall area. Access to part boarded, insulated loft space.

Bedroom 2 9'11" x 11'9" (3.03m x 3.58m)

Minimum measurement, plus built in wardrobes, plus door recess.

Shower Room / WC

Conveniently accessed off both bedrooms.

Outside

Rear

Rear Garden

A very pleasant, cottage-style garden.

Garden Room 8'6" x 11'2" (2.59m x 3.41m)

Maximum measurement.

Store 8'5" x 6'8" (2.59m x 2.04m)

Maximum measurement.

Agents Note

If you make arrangements to view and/or offer on this property, Mike Neville Estate Agents will request certain personal and contact information from you in order to provide our most efficient and professional service to both you and our vendor client.

To view our Privacy Policy, please visit www.mike-neville.co.uk/privacy

Disclaimer

Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make any representation or warranty whatsoever in relation to the property. Any appliances mentioned have not been tested by ourselves.

Floorplans

Floor plans are for identification purposes only and not to scale. All measurements are approximate. Wall thickness, door and window sizes are approximate. Prospective purchasers are strongly advised to check all measurements prior to purchase.

Money Laundering Regulations 2017

We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





Ground Floor

Main area: approx. 49.6 sq. metres (533.5 sq. feet)
Plus outbuildings: approx. 14.4 sq. metres (154.3 sq. feet)



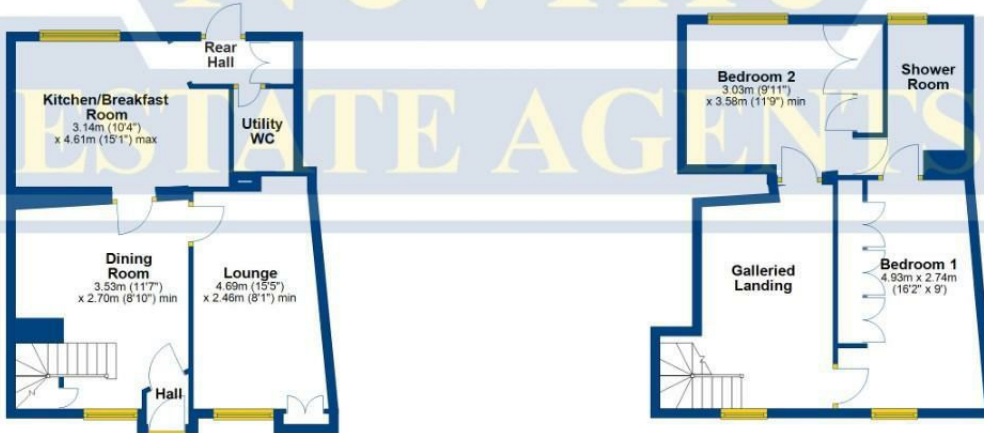
Garden Room
2.59m x 3.41m
(8'6" x 11'2")

Store
2.59m x 2.04m
(8'6" x 6'8")

Mike Neville

First Floor

Approx. 48.8 sq. metres (525.8 sq. feet)



Kitchen/Breakfast Room
3.14m (10'4")
x 4.61m (15'1") max

Dining Room
3.53m (11'7")
x 2.70m (8'10") min

Lounge
4.69m (15'5")
x 2.46m (8'1") min

Bedroom 2
3.03m (9'11")
x 3.58m (11'9") min

Shower Room

Bedroom 1
4.93m x 2.74m
(16'2" x 9')

Main area: Approx. 98.4 sq. metres (1059.3 sq. feet)
Plus outbuildings: approx. 14.4 sq. metres (154.5 sq. feet)