



**19 Westfield Street, Higham Ferrers  
Northamptonshire NN10 8AP  
Price £185,000 Freehold**

**\*Buy To Let Purchasers Only\*** We are delighted to offer for sale this spacious two bedroom terrace home that is offered for sale as an opportunity for Buy To Let purchasers only, at the strict request of our Vendor Clients, due to the property being currently let at £795.00pcm to long standing tenants, on an assured shorthold tenancy agreement, offering a favourable return. The existing tenants have been in residence for 7 years and have no want or desire to leave, therefore making this an ideal long-term investment. Potential to negotiate terms on a new tenancy agreement, moving forward. Please contact ourselves for further information and to arrange a viewing.

- Two double bedrooms
- Lounge, Dining room
- Small courtyard style rear garden
- EPC - C70
- Spacious first floor bathroom/shower room/WC
- Kitchen, Utility room
- Large brick built workshop
- Landing, Entrance hall
- PVC double glazing, Gas radiator central heating
- Buy to let only





## Location

Just off Northampton Road. Viewings should be made strictly via ourselves the Sole Selling Agents on 01933 316316.

## Council Tax Band

A

## Energy Rating

Energy Efficiency Rating - C70

Certificate number - 6628-3025-3002-0729-0896

## Accommodation

### Ground Floor

#### Hall

#### Lounge 11'5" x 11'0" (3.50m x 3.36m)

Feature open fireplace to centre of room. Feature meter cupboard with tiled surface.

#### Dining Room 12'0" x 11'0" (3.66m x 3.36m)

Plus large feature under stairs cupboard.

#### Kitchen 9'10" x 8'9" (3.02m x 2.67m)

Base and wall units. Drawers. Worktops. Tiled surrounds. Stainless steel sink unit. Plumbing for washing machine. Gas cooker point. Wall mounted gas fired boiler for central heating and hot water.

#### Utility Room / Lean-To 9'10" x 17'4" (3.02m x 5.30m)

A useful addition on the back of the dining room and side of the kitchen. Of brick and PVC double glazed construction. PVC double glazed door to rear garden.

### First Floor

#### Landing

Loft access (The loft is very large indeed and could be used as a further room/converted if so required, subject to Planning Permission, Consents, etc)

#### Bedroom 1 14'0" x 11'5" (4.27m x 3.50m)

An extremely large main bedroom.

#### Bedroom 2 12'0" x 8'9" (3.66m x 2.69m)

#### Bath / Shower Room / WC 9'10" x 8'9" (3.02m x 2.67m)

Extremely spacious bathroom and shower room/w.c. Panelled bath. Pedestal hand basin. Low flush w.c. Separate shower



compartment with electric shower. Neat tiled surrounds. Radiator. Airing cupboard with hot water cylinder.

## Outside

### Rear Garden

A small manageable rear garden, fenced with gated access to one side, with number 18 Westfield Street having legal right of way across number 19's rear garden, if so required. Right of way for number 19, along the row, providing access out on to Westfield Street.

### Store

Brick built and useful for storage/fuel store. Entrance door.

### Workshop 10'11" x 8'6" (3.35m x 2.60m)

Of brick construction with power and light connected. Entrance door and window.

## 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](http://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.

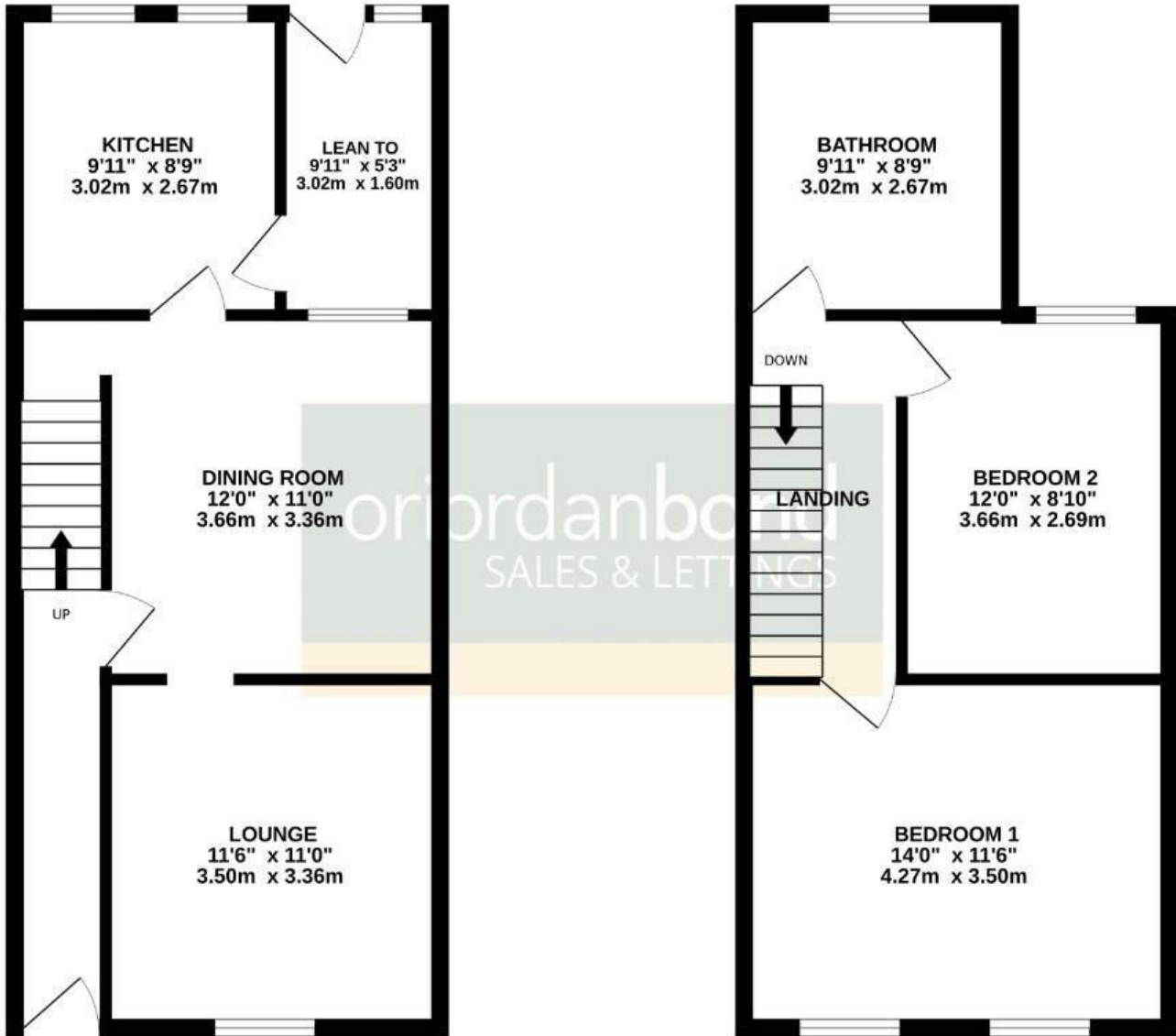
## Money Laundering Regulations 2017

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  
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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.  
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