



**19 Bede Close, Higham Ferrers
Northamptonshire NN10 8LT
Price £250,000 Freehold**

We are delighted to offer for sale this modern home, located in the picturesque Market Town of Higham Ferrers, with incoming residents sure to enjoy a peaceful neighbourhood, while still being within easy reach of local amenities, schools, and transport links. Boasting three bedrooms, a modern shower room, lounge with bay, kitchen/dining room, fully enclosed rear garden, with private rear outlook, garage and off road parking. An ideal purchase for first time buyers, someone downsizing and a young family. Contact our office today to arrange an early viewing. (NB - at the request of our vendor client, we have been asked to target market this property strictly to buy-to-live in purchasers only).

- No Onward Chain
- Immediate Viewing Advised
- Lounge With Bay Window
- Energy Efficiency Rating - D68
- Cul-De-Sac Location
- Three Bedrooms
- Fully Enclosed Rear Garden
- Rarely Available
- Shower Room / WC
- Garage And Off Road Parking



Location

Bede Close can be found off William Steele Way. 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 - D68

Certificate number - 0968-1203-8105-2902-1200

Accommodation

Lounge 16'2" x 11'3" (4.93 x 3.44)

Maximum measurement, plus bay. Feature fireplace.

Ground Floor

Hall

Kitchen / Dining Room 10'4" x 11'2" (3.16 x 3.41)

Electric oven. Gas hob. Extractor. Space and plumbing for washing machine.

First Floor

Landing

Bedroom 1 10'3" x 11'4" (3.13 x 3.45)

Plus built in wardrobe/cupboard.

Bedroom 2 11'6" x 11'4" (3.51 x 3.46)

Including restricted head height/sloping ceilings.

Bedroom 3 8'5" x 9'1" (2.56 x 2.76)

Maximum measurement.

Shower Room / WC

Outside

Front

Driveway parking and block paved area.

Garage 17'10" x 8'4" (5.43 x 2.54)

Maximum measurement. Wall mounted gas fired Ideal boiler, servicing the central heating and domestic hot water. Power and light connected. Door to rear garden. Doors to front.

Rear Garden

Fully enclosed.

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

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).

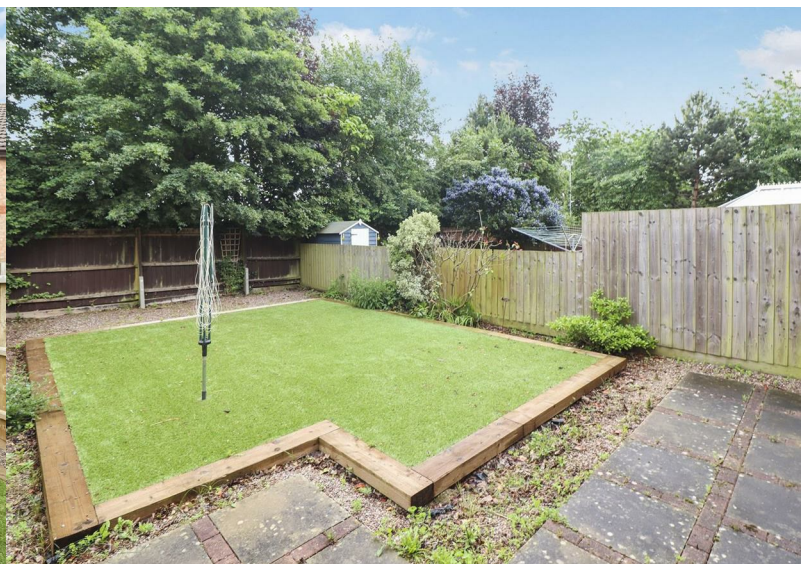
Floorplans

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.

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.





Ground Floor

Main area: approx. 28.0 sq. metres (301.1 sq. feet)
Plus garage, approx. 13.8 sq. metres (148.5 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.7 sq. feet)



Main area: Approx. 70.5 sq. metres (758.8 sq. feet)
Plus garage, approx. 13.8 sq. metres (148.5 sq. feet)