



**25 Linden Avenue, Higham Ferrers  
Northamptonshire NN10 8ET  
Price £260,000 Freehold**

**\*NO ONWARD CHAIN\*** We are delighted to offer for sale this very spacious, rear and side extended semi, situated in a popular residential location and within walking distance of local schools, parks and amenities. This established yet cosmetically dated property boasts four bedrooms, two bathrooms, a large through lounge to dining room, kitchen and inner hall. Externally, you will find a good size rear garden, tandem garage and off road parking for two vehicles. An early viewing is well advised.

- NO ONWARD CHAIN
- A very spacious, rear and side extended semi
- Popular residential location
- Within walking distance of local schools, parks and amenities
- Established yet cosmetically dated
- Four bedrooms, two bathrooms
- Large through lounge to dining room, kitchen and inner hall
- Good size rear garden
- Tandem garage and off road parking for two vehicles
- Energy Rating - EPC ordered



### Location

Off Oaks Drive. 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

B

### Energy Rating

Energy Efficiency Rating - EPC ordered

Certificate number - EPC ordered

### 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

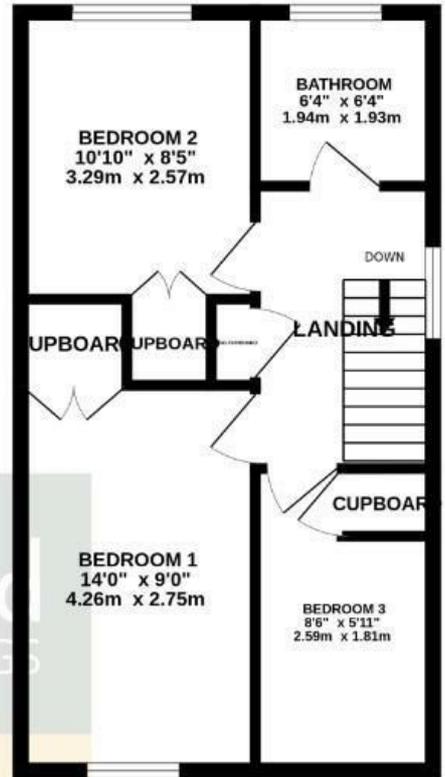
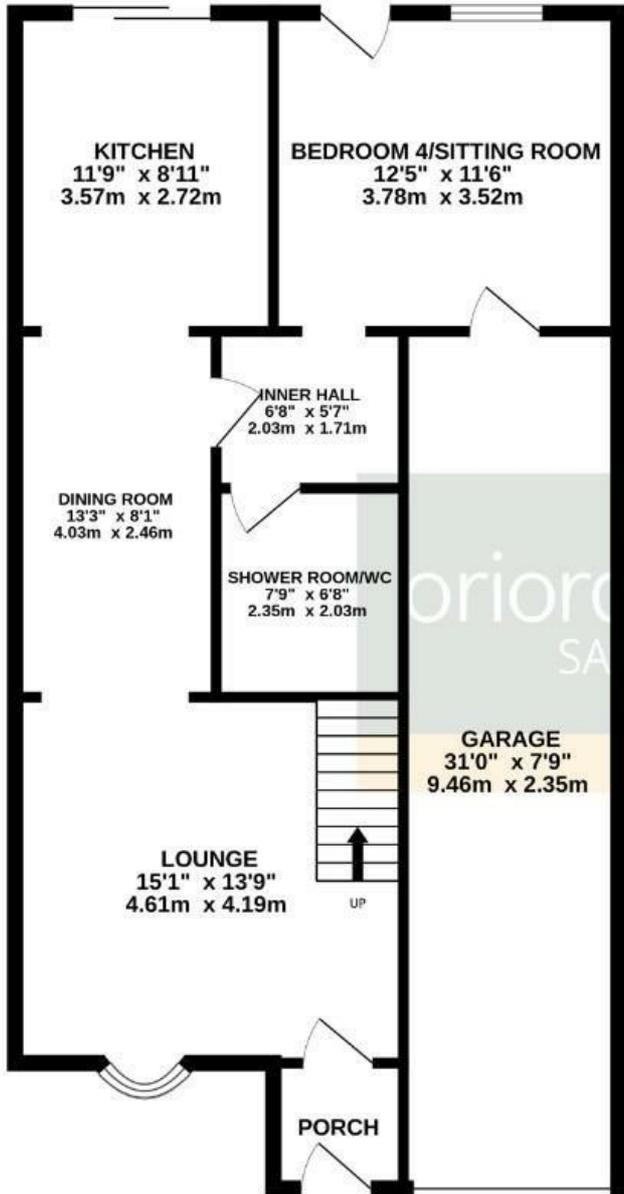
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR  
882 sq.ft. (82.0 sq.m.) approx.

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



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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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