



**2 Anne Close, Higham Ferrers
Northamptonshire NN10 8JT
Price £219,950 Freehold**

Situated in this popular Market Town in a cul-de-sac location is this mature semi-detached home boasting two large double bedrooms (scope to convert to 3, if so required), modern shower room, modern kitchen, side conservatory and a good size through lounge/dining room. Externally, you will find a well maintained rear garden, store and workshop, with a front garden providing potential for off-road parking. Well positioned within walking distance to popular local primary and secondary schools and providing close links onto the A45, A14 & A6. The ever-popular Rushden Lakes can be found on the outskirts of the Town also. An ideal first time purchase or family home. Contact us today to arrange an early viewing. No onward chain.

- No Onward Chain
- Potential for Off-Road Parking (if so required)
- Through Lounge / Dining Room, Side Conservatory, Modern Kitchen
- Energy Efficiency Rating - C71
- Cul - De - Sac Location
- Two Double Bedrooms (scope to convert to 3, if so required)
- Workshop and Store, Cavity Wall Insulation
- All Local Amenities Within Walking Distance
- Modern Shower Room / WC
- Good Size Front & mature Rear Garden



Location

Anne Close can be found off Elizabeth Way. This part of Anne Close backs on to Andrew Close. The property can be found, as identified via 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 - C71

Certificate number - 2120-8104-8050-6109-2305

Accommodation

Ground Floor

Hall

Lounge / Dining Room 22'6" x 10'11" (6.86 x 3.32)

Maximum measurement. Feature brick fireplace.

Kitchen 9'7" x 7'10" (2.91 x 2.39)

Minimum measurement, plus cupboard/pantry, plus recess. Wall mounted gas fired Ideal boiler, serviced December 2024. Gas cooker included within the sale.

Conservatory 9'10" x 7'3" (3.00 x 2.20)

Of PVC double glazed construction with power and light connected. Tiled floor.

First Floor

Landing

Airing cupboard with radiator. Loft access.

Bedroom 1 9'10" x 17'4" (2.99 x 5.28)

Maximum measurement.

Bedroom 2 12'7" x 10'9" (3.84 x 3.28)

Maximum measurement.

Shower Room / WC

Outside

Front

A mature front garden providing potential for off-road parking, if so required, subject to any relevant permissions etc. Access through to rear garden.

Rear

Workshop 9'7" x 7'2" (2.91 x 2.18)

Power and light connected.

Store 4'2" x 3'10" (1.27 x 1.17)

Rear Garden

A mature rear garden, having been well maintained. 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

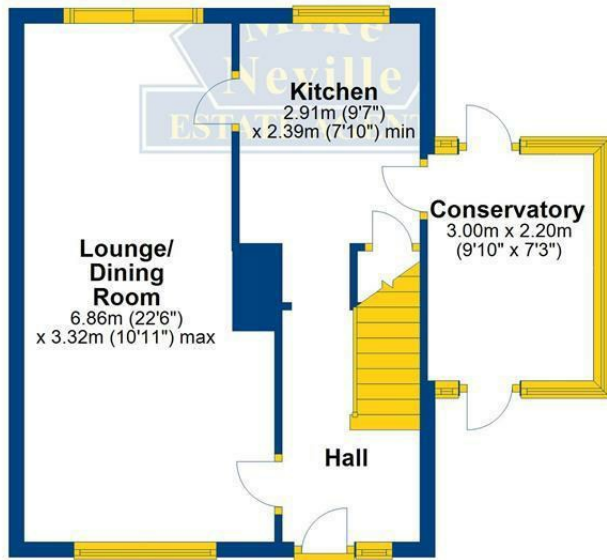
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Ground Floor

Main area: approx. 42.8 sq. metres (461.1 sq. feet)
Plus outbuildings, approx. 8.0 sq. metres (85.7 sq. feet)



Main area: Approx. 79.4 sq. metres (854.7 sq. feet)
Plus outbuildings, approx. 8.0 sq. metres (85.7 sq. feet)

First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)

