



115 Oaks Drive, Higham Ferrers Northamptonshire NN10 8EY Guide Price £250,000 Freehold

Offered to the market for sale with no onward chain and requiring full modernisation throughout, AS REFLECTED IN THE ASKING PRICE, this link-detached property would make an ideal purchase for someone looking for a project buy or indeed investment. Situated in a sought after location with all local amenities within walking distance. Boasting three bedrooms, shower room/wc, landing, hall, lounge, kitchen/dining room, lean-to, workshop and garage. There is a good size rear garden and off-road parking for 2-3 vehicles. Contact us today to arrange an early viewing.

- Offered to the market for sale with no onward chain
- Situated in a sought after location with all local amenities within walking distance
- Lean-to, workshop and garage
- Energy Efficiency Rating - F32
- Requiring full modernisation throughout, AS REFLECTED IN THE ASKING PRICE
- Three bedrooms, shower room/wc, landing
- Good size rear garden and off-road parking for 2-3 vehicles
- An ideal purchase for someone looking for a project buy or indeed investment
- Hall, lounge, kitchen/dining room
- Electric Heating - Gas in Road - No gas connected to property



Location

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 - F32

Certificate number - 2130-0805-5060-5107-6301

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

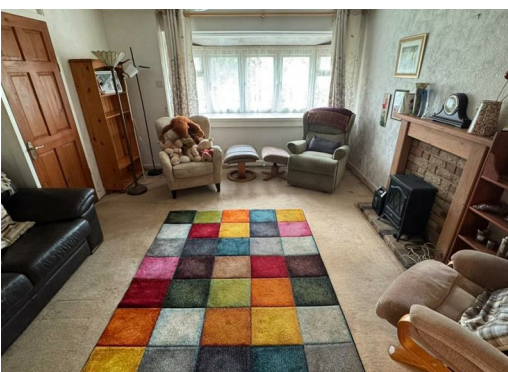
Mike Neville Estate Agents for themselves and the Vendors/Lessors of this property, give notice that (a) these particulars are produced in good faith as a general guide only and do not constitute or form part of a contract (b) no person in the employment of Mike Neville has authority to give or make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

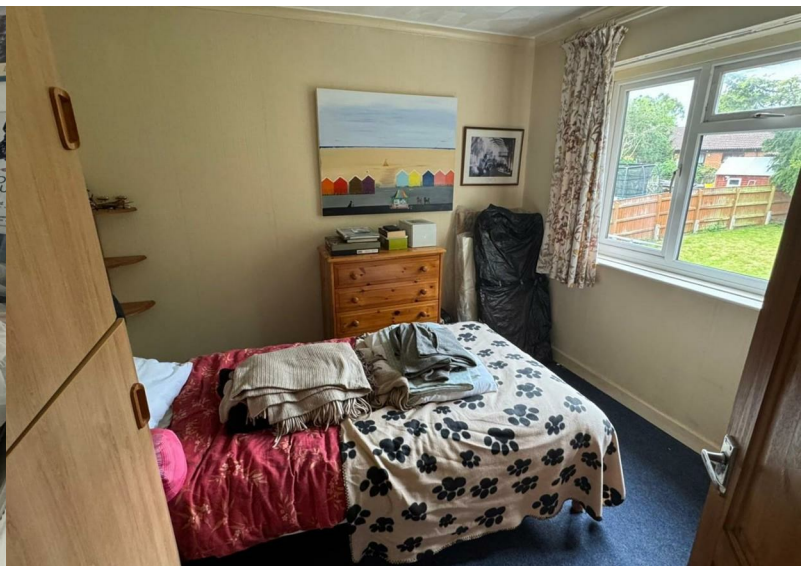
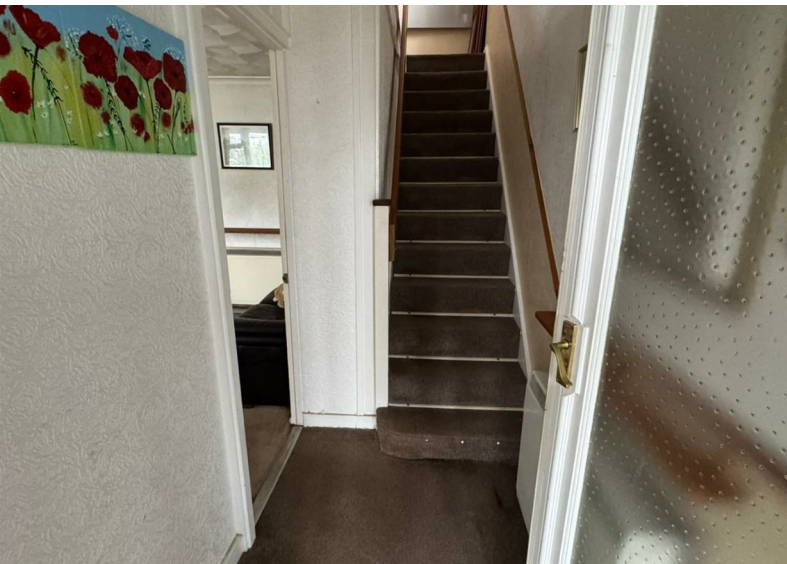
Floorplans

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

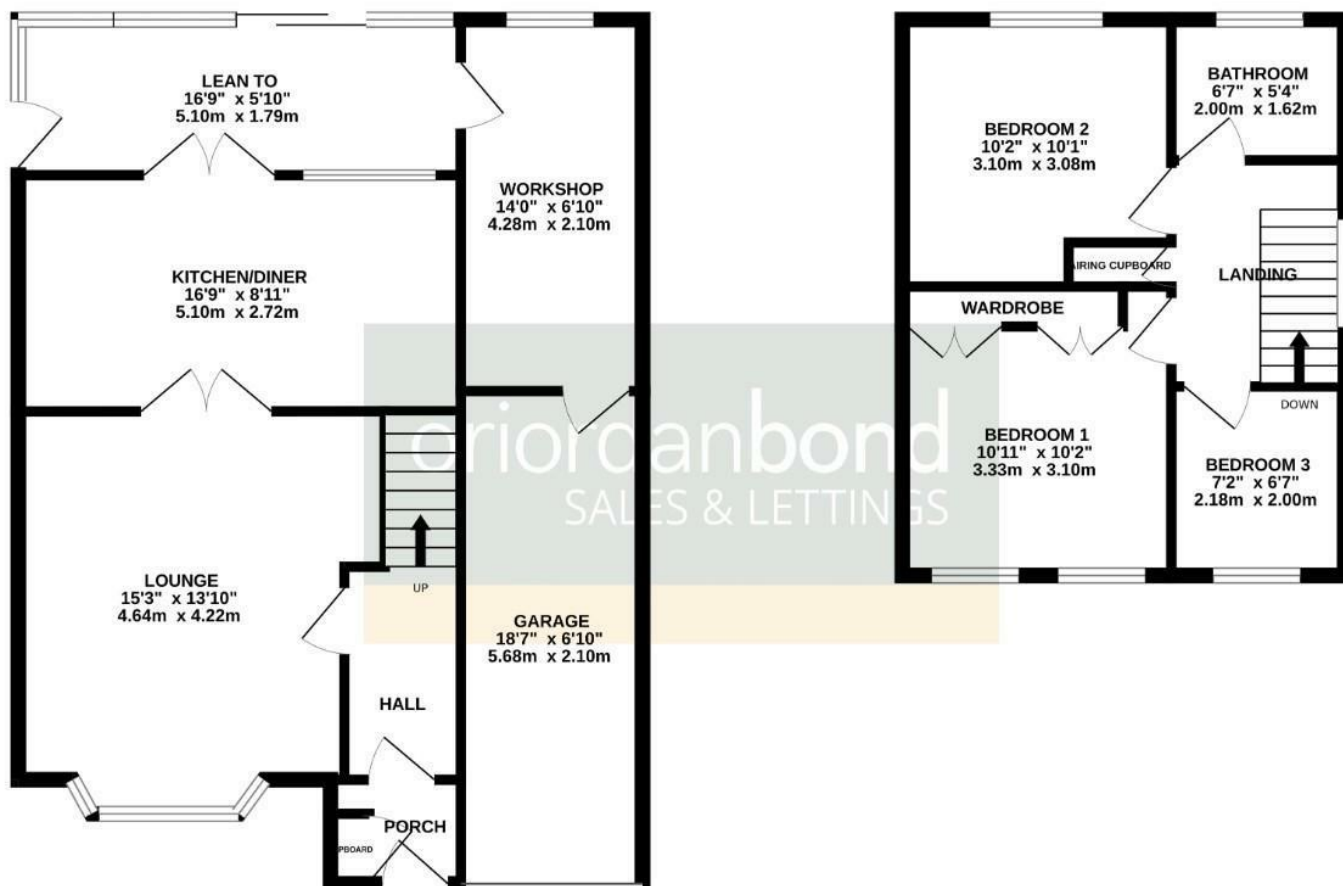
We are required to obtain proof of identity and proof of address, as well as evidence of funds and source of deposit, on or before the date that a proposed purchaser's offer is accepted by the vendor (seller).





GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1085 sq.ft. (100.8 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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